

# The South Side Plan



Area Planning Series  
October, 2002

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*The South Side Plan*, adopted by City Council on October 21, 2002, is the city's official guide for the South Side Planning Area. Developed within the framework of *The Columbus Comprehensive Plan*, this document is a manual for future decision-making and policy development. Please direct all questions regarding the content of this plan to city of Columbus, Planning Division, 109 N. Front Street, Columbus, Ohio 43215.

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*From the Director*

*On October 21, 2002, City Council adopted The South Side Plan as the city's official guide for development and revitalization within the South Side Planning Area. The provisions of this plan are intended to safeguard and enhance the quality of life for south side residents.*

*As the second in a series of plans which the Department of Development is preparing for south Columbus, it is our goal that this document be used by both the public and private sectors as a working reference when making decisions involving the planning area.*

*The city's Planning Division prepared this plan with the assistance of community leaders, residents, and area stakeholders. Their input was critical to ensuring that the plan reflects the needs and aspirations of the community. On behalf of the Department of Development, I would like to congratulate those who participated in this planning process and reconfirm our commitment to future planning initiatives for the south side.*

A handwritten signature in black ink, appearing to read "Mark Barbash". The signature is fluid and cursive, with a large initial "M" and a long, sweeping underline.

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Department of Development*

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## acknowledgments

The Planning Division thanks the following individuals for their participation in the planning process. *The South Side Plan* would not have been possible without their assistance.

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## southside planning series

*The South Side Plan*, adopted by City Council on October 21, 2002, is the second in a series of three plans being prepared for the city's South Side. The first document, entitled *The Near South Side Plan*, was adopted by City Council on April 7, 1997. It addresses the area generally bound by I-70 on the north, Alum Creek on the east, Frebis Avenue on the south, and Parsons Avenue on the west. The third document, which will be entitled *The Far South Side Plan*, will address the area generally bound by State Route 104 in the north, Alum Creek on the east, Interstate 270 on the south, and the Scioto River on the west.

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## introduction



*South Side Settlement House*



## purpose of the plan

The purpose of *The South Side Plan* is to provide recommendations and establish guidelines that protect and enhance the quality of life for individuals who live and work within the planning area. Its content is intended to preserve and improve residential areas, encourage revitalization of commercial areas, and guide development of industrial areas.

The plan is to function as the primary guide for neighborhood improvements, development, and redevelopment within the South Side Planning Area. It is to serve as the principal reference document for neighborhood organizations, developers, City Council, Development Commission, city staff, and any other entities involved in decision making.

Like all area plans, *The South Side Plan* was developed within the framework of *The Columbus Comprehensive Plan*. These two plans are closely related in purpose and function. Both seek to safeguard and enhance the quality of life for Columbus residents by identifying issues, establishing goals, and providing recommendation. As Council adopted plans, both serve as official guides for development-related issues within the areas they address.

While similar in purpose and function, *The Columbus Comprehensive Plan* and *The South Side Plan* differ significantly in their scope and degree of specificity. *The Columbus Comprehensive Plan* deals with the entire city, addressing a broad range of issues and subject areas. Provisions of the plan are intended to guide decision-making and policy development citywide. In contrast, *The South Side Plan* focuses on a relatively small portion of the city, addressing more area-specific issues. As such, its scope is narrower and recommendations more neighborhood-based.

## the planning process

*The South Side Plan* was developed using a community-based planning process. Residents, community leaders, business owners, industry representatives, and other area stakeholders were solicited to serve on an advisory committee. This group, which was assembled to ensure that the plan would reflect the needs and aspirations of the community, provided significant input and assistance throughout the planning process.

### **Phase One: Determining Objectives**

During the initial phase of the planning process, community-wide public meetings were held to introduce the proposed planning area and identify objectives for the plan.

### **Phase Two: Data Collection & Analysis**

City staff then compiled information, generated maps, and conducted field research. A thorough assessment of the planning area was conducted during this phase of the process to determine its current challenges and future opportunities.

### **Phase Three: Issue Identification & Goal Formation**

Next, a cross section of those who participated in the community-wide public meetings were asked to serve on an advisory committee. Working in conjunction with city staff, this group identified issues and formulated goals for the planning area.

### **Phase Four: Plan Development**

Using the goals established by the advisory committee, city staff drafted recommendations for the planning area. These recommendations were then combined with work from previous phases to form a draft plan.

### **Phase Five: Review and Adoption**

The final phase of the planning process began with an extensive review of the draft plan by relevant city departments and the plan's advisory committee. Next, a public open house was held to solicit comments from the community. The plan was then presented to Development Commission for review and, lastly, to City Council for adoption.

## the planning document

*The South Side Plan* is to serve as a reference document for individuals and groups involved in decision-making for the South Side Planning Area. The plan addresses ten subject areas: land use and zoning; housing/residential districts; commercial nodes and corridors; manufacturing/industrial development; parks and recreational facilities; streets, traffic, and circulation; sewers and storm water drainage; urban design and streetscape improvements; historic resources and preservation; and city services/code enforcement.

As a reference document, *The South Side Plan* is intended to be a user-friendly tool for area stakeholders, residents, civic associations, the Development Commission, and city staff. Its organizational structure, as well as its format, is designed to make the document easy to access and

follow. Proposed development-related activities and neighborhood improvements should be easily monitored for compliance with the plan's recommendations. While the plan is written to allow for a degree of flexibility, deviation from the plan should be carefully evaluated and discussed with area residents and community groups.

Lastly, the planning document should be reviewed periodically to ensure that it remains an accurate and effective tool. It is important that the plan be updated whenever significant changes have occurred within the planning area. Amendments to the plan must be prepared by city staff, in collaboration with community stakeholders, and submitted to City Council for adoption.

## overview of the planning area

The South Side Planning Area, which is bound by Frebis Avenue and Nursery Lane on the north, Alum Creek on the east, State Route 104 on the south, and the Conrail railroad tracks on the west, is a fully developed, urban district that is approximately 2,700 acres in size. Located  $1\frac{1}{4}$  miles south of downtown, this area lies midway between the core of the city and its southern boundary.

Largely urban in nature, the South Side Planning Area is characterized by a central city development pattern. Most of the area reflects a diverse mix of land uses, with grided streets and alleys and a dense fabric of residential and commercial buildings. Some suburban development patterns do exist in this portion of the city, particularly within the western half of the planning area.

Like other area plans, the South Side Plan addresses a region that contains multiple neighborhoods. These neighborhoods vary in age, character, and composition, reflecting diverse growth and development within this part of the city. Those in the western portion of the planning area are older, pedestrian-oriented communities that integrate residential, commercial, and industrial land uses. Much of the eastern half of the planning area was developed after World War II. These neighborhoods tend to be less pedestrian-friendly, with greater segregation between residential and commercial.

In addition, the planning area contains many important institutions and public facilities, including four public schools, six parks, numerous churches, and a community recreation center.

## planning area



## land use and zoning



*Residential and industrial uses along Jenkins Avenue*

## existing conditions

The South Side Planning Area consists of a diverse mix of residential, commercial and industrial/manufacturing land uses. While land uses and zoning classifications are generally consistent, there are a number of non-conforming properties within the planning area. Most of these are residential uses that were in existence prior to the adoption of the city's first zoning ordinance.

Residential uses account for nearly 43% of the planning area. While most residential use is single family, the planning area also contains two-family and multi-family residential. The majority of two-family units are located west of Parsons Avenue. Large pockets of multi-family units exist east of Parsons Avenue. In general, these multi-family complexes function as a buffer between single family housing and manufacturing.

Almost 9% of the planning area consists of commercial/office uses. This land use is largely confined to three areas: High Street, Parsons Avenue, and Lockbourne Road. The planning area also contains numerous individual sites with commercial/office uses. These parcels are scattered throughout the area, especially west of Parsons Avenue.

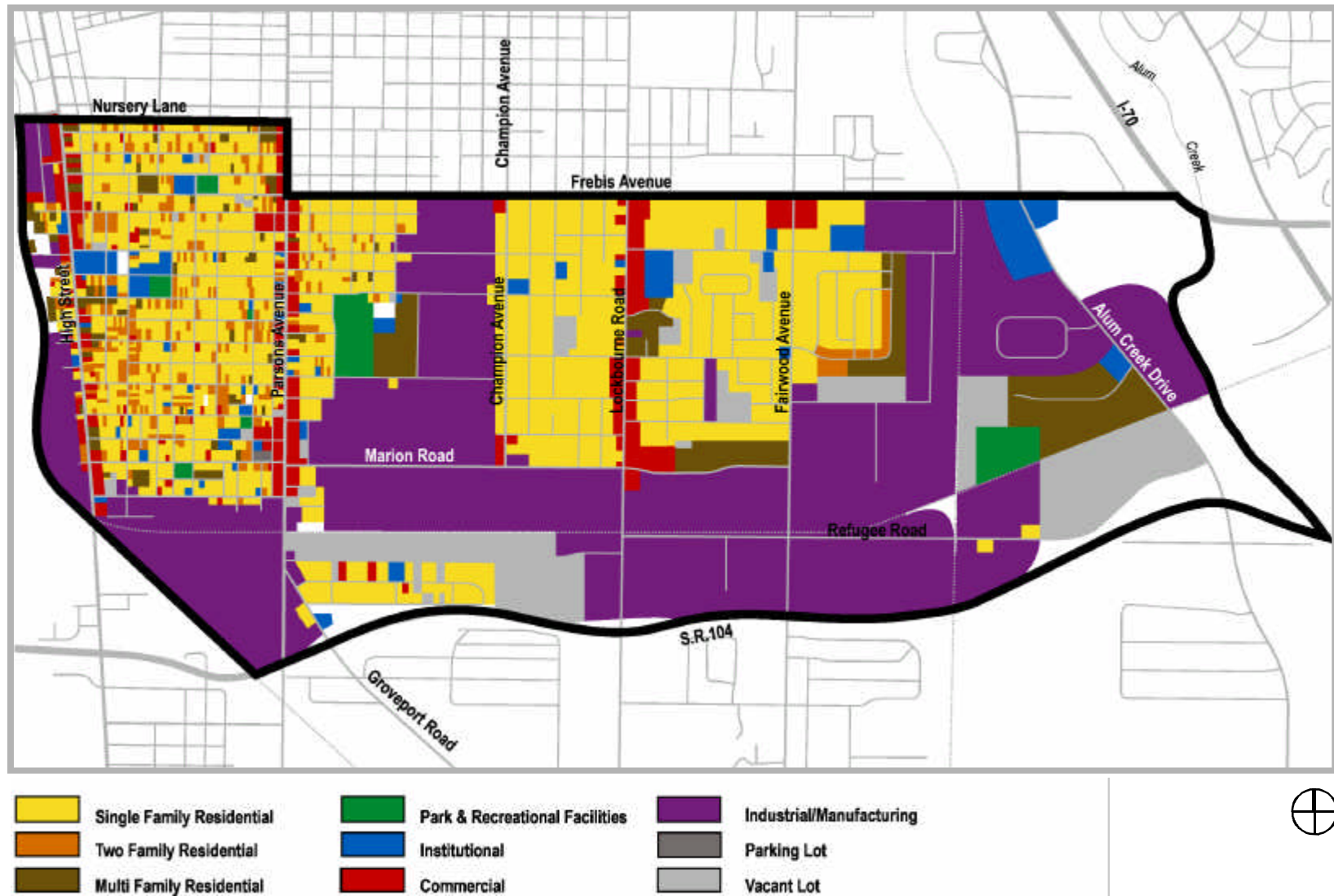
Industrial/manufacturing uses account for approximately 32% of the planning area. This is the predominate land use east of Fairwood Avenue, south of Marion Avenue/Hosack Street, and west of High Street. In addition, manufacturing uses are found within the center of the planning area, between Parsons and Champion avenues.

Nearly 5% of the planning area consists of institutional uses, including schools, churches, and hospitals. Though scattered throughout the planning area, these uses tend to be located within residential districts.

Parks/recreational facilities make up only about 1% of the area's total land. Like its institutions, the planning area's recreational center and seven parks are located within residential districts or contiguous to multi-family residential complexes.

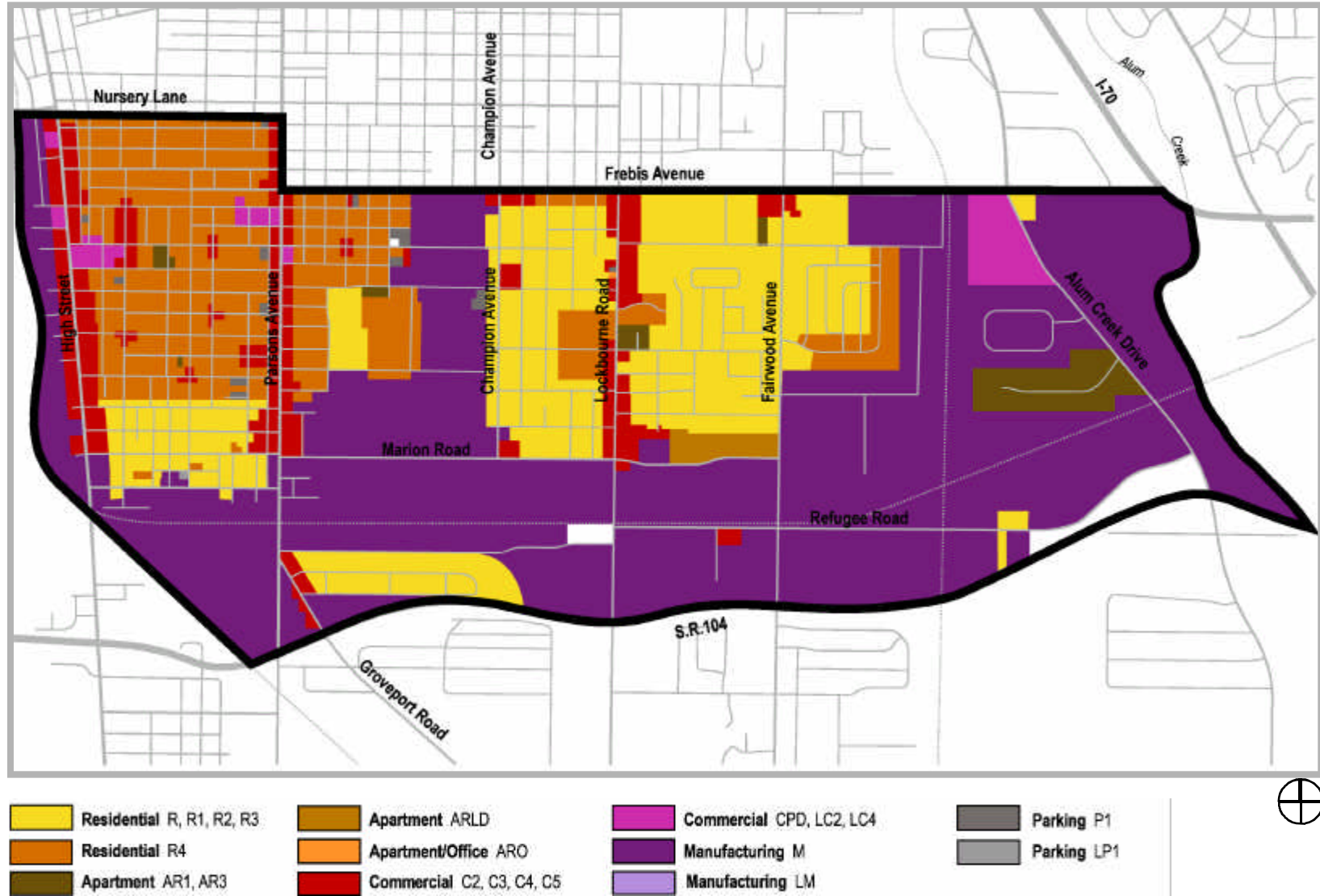
Vacant land accounts for approximately 10% of the planning area. The two largest tracts of land are located in the southern portion of the planning area along State Route 104 and Refugee Road. Other significant parcels of vacant land exist between Champion Avenue and Alum Creek Drive. In addition, vacant residential lots are scattered throughout the planning area, particularly west of Parsons Avenue.

## existing land use





## existing zoning



## recommendations

### Goals

The following goals were established for land use and zoning within the South Side Planning Area:

- ▼ *Reduce inventory of pre-existing non-conforming properties.*
- ▼ *Establish development standards for commercially and industrially zoned property that achieves greater compatibility with residential uses.*
- ▼ *Disallow rezoning from residential to manufacturing or commercial classifications.*

### Issue

**Zoning classifications and existing land use patterns are inconsistent in some portions of the planning area.**

### Recommendations

Prioritize the following problem areas. Request area rezonings through the City Planning Division to implement appropriate zoning classifications:

- Merion Village neighborhood from R4 (1-4 family residential) to R2 (single-family residential).
- Those portions of Moler Street, Neff Street, and Jenkins Avenue that are west of High Street from M (manufacturing) to R2 (single-family residential).
- Champion Avenue at Markison Avenue from C (commercial) to R2 (single-family residential).

**Issue**

The development standards contained in the Zoning Code that apply to commercial and industrial zoning districts are inadequate. They permit vast open parking lots in front yards and they do not require landscaping.

***Recommendations***

Increase public awareness by appointing the Council of South Side Organizations to check Development Commission agendas for south side projects and disseminate case information from City staff to relevant civic associations/ neighborhood groups.

Initiate a petition drive to update the zoning code, providing additional performance standards for commercial and industrial development.

**Issue**

Setback and screening requirements in the Zoning Code have not been consistently applied or enforced.

***Recommendations***

Adhere to the setback and screening requirements of the Zoning Code.

Increase public awareness by appointing the Council of South Side Organizations to check Board of Zoning Adjustment agendas for south side projects and disseminate case information from City staff to relevant civic associations/ neighborhood groups.

**Issue**

Some residential neighborhoods within the planning area abut large commercial parking lots and/or industrial structures. Buildings are not sufficiently set back from homes or screened with vegetation.

***Recommendations***

Establish development standards for commercial and industrial properties (see Appendix A: Proposed Development Standards). Codify these standards as zoning overlays.

Disallow future industrial rezonings in residential areas. Increase public awareness of new proposals by appointing the Council of South Side Organizations to check Development Commission agendas for south side projects and disseminate case information from the City zoning staff.

## housing/residential districts



*Housing along Mitoff Street in Merion Village*

## existing conditions

The South Side Planning Area has a diverse mix of housing stock within its eight neighborhoods (see map on p.16), including architectural styles and building types from the mid-nineteenth through twentieth century. Generally, housing in the area reflects a southeasterly development pattern. The oldest residential buildings can be found in the northwest corner of the planning area. An abundance of post WW II housing exists east of Champion Avenue.

Housing conditions vary greatly within the planning area. In general, residential buildings west of Parsons Avenue and north of Woodrow Avenue are in good condition. Many of the historic homes in this portion of the planning area have been rehabilitated.

The condition of housing between Parsons Avenue and Nineteenth/Twentieth Streets tends to be less consistent. The housing stock in this portion of the planning area is more diverse, including both turn-of-the-century and circa 1960 housing. While many of these residential buildings are well maintained, some are in disrepair.

The Stambaugh-Elwood neighborhood, located east of Parsons Avenue along the southern border of the planning area, consists of smaller, single-family frame homes. While most of the housing was built during the first half of the twentieth century, the area also contains some recently completed housing units. Many of the older homes need improvements.

Housing stock in the eastern half of the planning area, from Champion Avenue to Alum Creek Drive, is newer and, generally, in good condition. Within this area, there is a greater concentration of multi-family units east of Fairwood Avenue. Some of these units/complexes are in poor condition and in need of repair.

The condition of housing in the southwest corner of the planning area is less stable. Many of the buildings are poorly maintained and in need of significant repairs. There is also a higher concentration of vacant buildings within the area bordered by Woodrow Avenues on the north, Parsons Avenue on the east, the Conrail railroad tracks on the south, and High Street on the west.

## area neighborhoods



## recommendations

### Goals

The following goals were established for housing/residential districts within the South Side Planning Area.

- ▼ *Reduce the number of vacant/abandoned residential structures within the planning area.*
- ▼ *Rehabilitate structurally sound vacant/abandoned housing.*
- ▼ *Promote compliance with the Columbus City Codes.*
- ▼ **Improve the appearance of occupied residential structures that are in disrepair.**

### Issue

**The South Side Planning Area contains many vacant/abandoned residential structures.**

### ***Recommendations***

Establish a vacant structures inventory for each neighborhood within the planning area in conjunction with the city's Department of Development. Review and update on an annual basis.

Work with the city's Office of Land Management, which acquires properties through tax delinquencies and donations, to pursue acquisition of all vacant/abandoned houses within the planning area.

## recommendations

### Issue

The planning area has no comprehensive strategy for housing development/ redevelopment.

### *Recommendations*

Establish a Community Development Corporation to create and implement a strategic housing development plan.

Target neighborhoods with a high concentration of vacant structures for housing redevelopment, including Reeb-Hosack, Hungarian Village, Stambaugh-Elwood, and Lincoln Park.

Support new housing development that is architecturally compatible with the surrounding neighborhood.

Utilize the city's Housing Division and other entities, such as the Columbus/ Franklin County Housing Trust, on housing initiatives (see Appendix B: Columbus Housing Programs).

### Issue

Some of the vacant/abandoned housing within the planning area has incurred fire damage and/or extensive deterioration.

### *Recommendations*

Work with the city's Structural Emergency Response Team (SERT) to identify problem structures.

Establish a neighborhood-based priority list of structurally unsound buildings. Pursue demolition through the city's SERT program.

### Issue

Frequently, vacant/abandoned residential structures within the planning area are open/unsecured.

### *Recommendations*

Establish an ongoing neighborhood-based campaign to keep all vacant/ abandoned housing boarded and secured.

Submit the addresses of vacant structures that are open/unsecured to Code Enforcement. Follow-up with the area's Code Enforcement Officer and, if necessary, contact the area's Neighborhood Liaison.



## recommendations

### Issue

A number of single-family housing units within the South Side Planning Area have been illegally converted into multi-family dwellings.

### *Recommendation*

Document the addresses of suspected illegal conversions and submit to Code Enforcement. Follow-up with the area's Code Enforcement Officer and, if necessary, contact the area's Neighborhood Liaison.

### Issue

Residential structures in some portions of the planning area have numerous code violations.

### *Recommendation*

Request Neighborhood Pride for portions of the planning area that require special/focused attention.

Submit individual complaints to Code Enforcement. Follow up with the area's Code Enforcement Officer and, if necessary, contact the area's Neighborhood Liaison.

### Issue

Some residents within the South Side Planning Area do not have the financial resources to adequately maintain their homes.

### *Recommendation*

Work with the city's Housing Division, as well as other public and private entities, to secure funds for home repairs/ improvements (see Appendix B: Columbus Housing Programs).

## commercial nodes and corridors



*Commercial corridor on Parsons Avenue*

## existing conditions

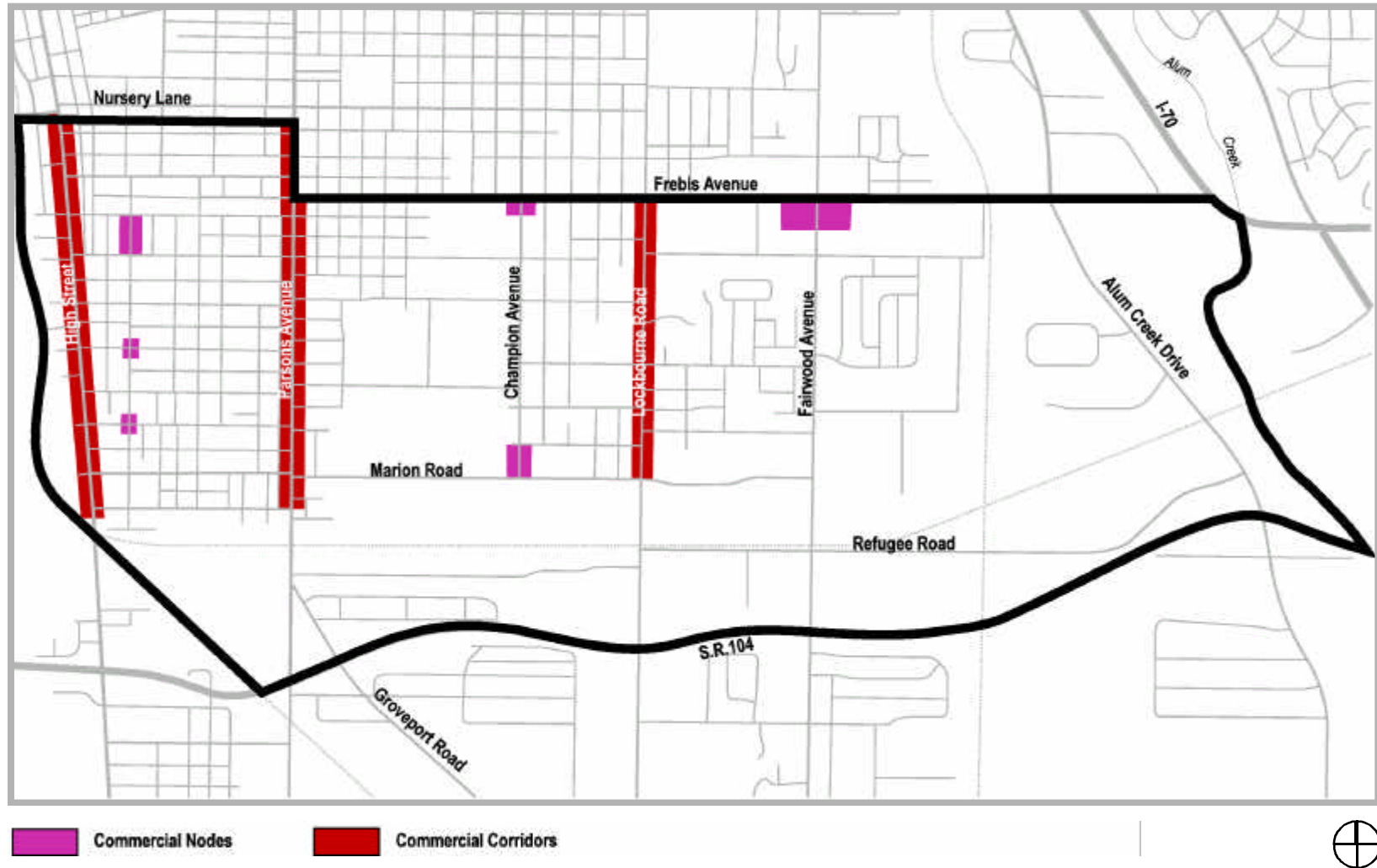
The South Side Planning Area contains major commercial corridors as well as isolated commercially developed sites, or nodes. Significant commercial corridors include Parsons Avenue, Lockbourne Road, and South High Street.

The planning area's most significant commercial corridor is Parsons Avenue. As a major north-south thoroughfare, most of this portion of Parsons Avenue reflects an urban commercial development pattern: zero building setbacks, continuous sidewalks, street front entries, etc. While Parsons Avenue has experienced a decline over the past several decades, the corridor remains a vital part of the area, containing retail stores, restaurants, service stations, and other miscellaneous commercial uses. The city of Columbus has responded to the corridor's physical deterioration through its Neighborhood Commercial Revitalization Program (NCR). Parsons' Avenue merchants have been working in partnership with the city of Columbus and the Columbus Neighborhood Design Assistance Center to stabilize the corridor and stimulate economic development. In addition, the city has applied the Urban Commercial Overlay to Parsons Avenue. This zoning overlay establishes additional development standards that are consistent with, and thus reinforce, the development patterns of older, commercial corridors.

Another important commercial corridor within the Planning area is Lockbourne Road. Unlike Parsons Avenue, this commercial strip reflects a suburban pattern of development: large building setbacks, parking lots along the street, an absence of sidewalks. Distinction between the street and property lines does not exist in many portions of the corridor, creating a safety concern for pedestrian and vehicular traffic. While the condition and appearance of this corridor is generally poor, it has not been designated as a NCR strip.

South High Street also serves as a commercial corridor. Though much of the corridor is characterized by residential properties, it also contains various retail and office uses. While there are some vacant buildings along the corridor, these vacancies do not distract from the overall appearance of the area. In general, the exteriors of commercial buildings along South High Street are well maintained. However, outdoor storage and other unattractive conditions exist at the southern end of the corridor. This portion also lacks landscaping.

## commercial development



## recommendations

### Goals

The following goals were established for commercial nodes/corridors located within the planning area:

- ▼ *Improve the physical condition, appearance, and usability of commercial nodes/corridors.*
- ▼ *Encourage new commercial development and support the expansion of existing commercial development where appropriate.*
- ▼ *Protect residential properties within the planning area from the expansion of commercial sites.*

### Issue

**Many of the commercial nodes/corridors in the planning area are in poor condition, requiring significant improvements.**

### Recommendations

Work with the city's Department of Development to create standards for Lockbourne Road, such as those for High Street north of Morse Road. Codify these standards as a zoning overlay.

Work with the city's Department of Development to secure a consultant to prepare a land use/redevelopment plan for Lockbourne Road.

Establish Parsons Avenue and Lockbourne Road as Special Improvement Districts.

## recommendations

### Issue

There are a significant number of commercially zoned buildings/parcels in the planning area that are vacant, underutilized, and/or in disrepair.

### ***Recommendations***

Work with the city's Economic Development Divisions to identify opportunity sites for new commercial development/redevelopment within the planning area.

Work with the city's Economic Development Division to implement a facade improvements program for South High Street and Lockbourne Road.

Document vacant commercial buildings that are in disrepair and submit to Code Enforcement. Follow-up with the area's Code Enforcement Officer and, if necessary, contact the area's Neighborhood Liaison.

### Issue

Commercial nodes/corridors within the planning area have difficulty attracting and retaining new businesses.

### ***Recommendations***

Develop a coordinated community outreach program to recruit new tenants and assist new businesses with their space and support service needs.

Identify a neighborhood organization to work collectively with public and private entities, including the Columbus Chamber of Commerce, Small Business Development Center, and the city's Economic Development Division.

Increase public and private efforts to implement *The Parsons Avenue Economic Development Action Plan* prepared by Edsall & Associates.

Establish an incubator program for new businesses in the planning area.

## recommendations

### Issue

Existing retail within the planning area does not provide an adequate range of goods and services for neighborhood residents.

### *Recommendations*

Encourage neighborhood commercial uses on Parsons Avenue, South High Street, and Lockbourne Road.

Work with the city's Department of Development to secure a consultant to conduct detailed market studies for the area's major commercial corridors.

### Issue

Residents interested in starting a neighborhood business lack information and resources.

### Recommendation

Develop a business opportunity center within the planning area to help create neighborhood-based businesses.

## recommendations

### Issue

Inadequate public parking and insufficient turn lanes deter people from using businesses along Parsons Avenue.

### Recommendations

Supplement metered street parking with shared and city-owned parking lots.

Add left turn lanes at major intersections along Parsons Avenue.

### Issue

A number of objectionable commercial uses have located along Frebis Avenue.

### *Recommendation*

Work with property owners to identify acceptable uses.

### Issue

The planning area contains former industrial/manufacturing sites that are probable brownfields.

### *Recommendation*

Work with city's Economic Development Division's Brownfields Taskforce to identify and seek out redevelopment opportunities for former industrial/manufacturing sites.



## recommendations

### Issue

Unpleasant odors from industrial/ manufacturing facilities have been detected at various hours during the day and night in the Reeb-Hosack, Lincoln Park, and Edgewood neighborhoods (see map on p. 16).

### *Recommendation*

Require manufacturing companies to periodically test the level of noise and gaseous products/airborne particles resulting from their operations and chemicals emitted into the air.

### Issue

Residents living along Lockbourne Road (between Frebis Avenue and Marion Road) and Marion Road (east of Champion Avenue) experience a steady flow of truck traffic.

### *Recommendation*

Encourage existing residential development along Marion Road and Lockbourne Road to be replaced with commercial development.

### Issue

Truck traffic from industrial/ manufacturing facilities has created traffic congestion on Parsons Avenue.

### *Recommendation*

Prohibit thru truck traffic (other than deliveries) on Parsons Avenue.

## manufacturing/industrial development



*Frebis Industrial Park on Frebis Avenue*

## existing conditions

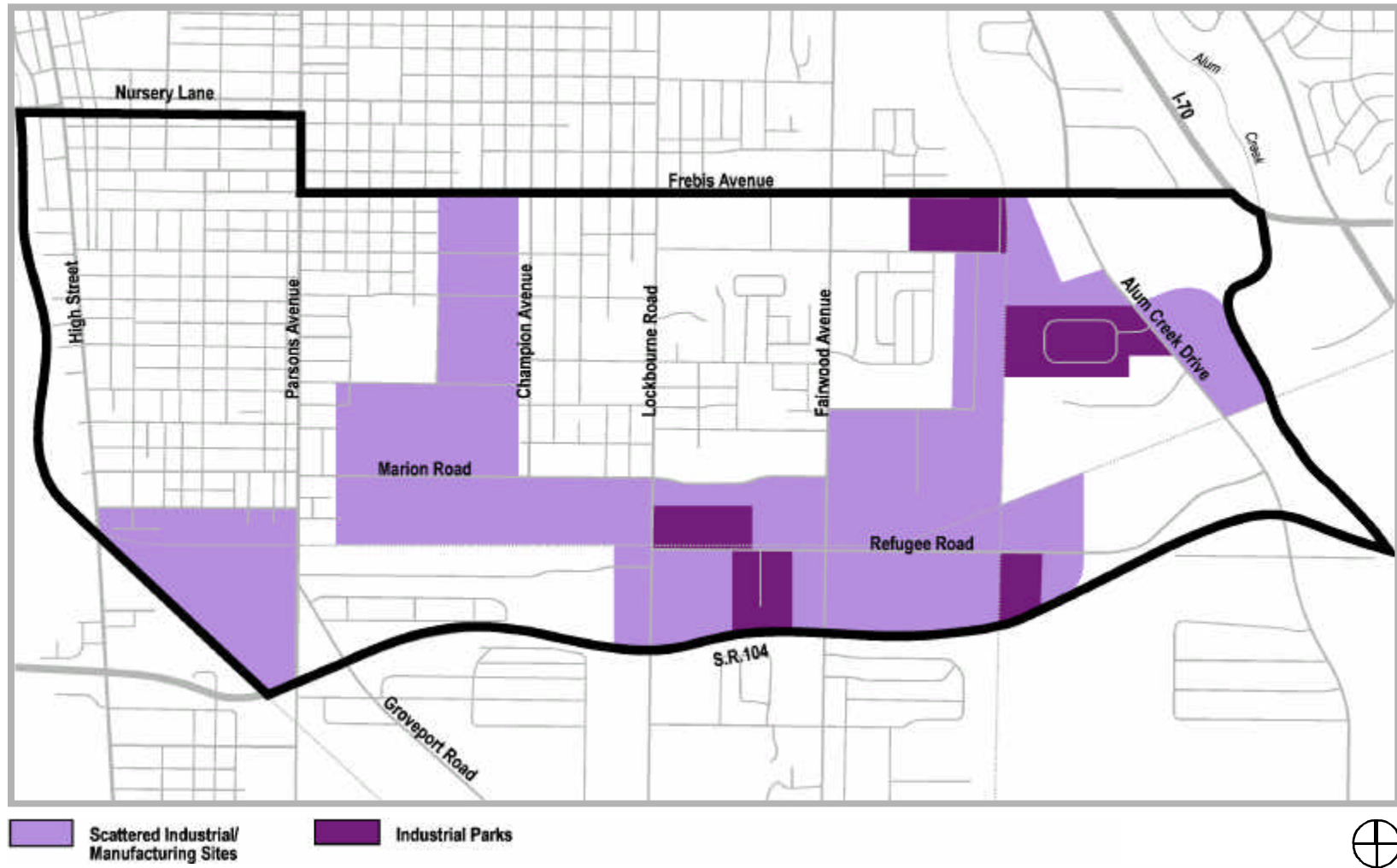
Manufacturing/industrial development has occurred throughout the South Side Planning Area. Greatest concentrations are found south of Marion Road and east of Fairwood Avenue along railroad lines and major thoroughfares. Uses in this portion of the planning area vary in intensity, from more objectionable uses, such as heavy industrial and waste-related operations, to less objectionable uses, including warehousing and construction companies.

Industrial development has also occurred along the eastern edge of the planning area and within its core. Historically, the latter has been problematic because of its adjacency to residential neighborhoods and the sharing of key arterial streets. In some instances, small single-family dwellings abut large industrial structures, with little horizontal separation or buffering. These same neighborhoods contain residential streets that are bisected by large manufacturing facilities. Such conditions impact vehicular and pedestrian circulation, resulting in traffic congestion and compromised safety for neighborhood residents on foot.

In general, manufacturing and industrial-related businesses within the planning area are thriving, as evidenced by the recent expansion of some companies. Such growth is vital to the economic health of the city and region. For neighborhoods within the planning area, strong industry means continued employment opportunities for its residents. In addition, area companies have contributed financial resources for community causes/projects.

Despite the positive economic benefits of south side industry, compatibility issues are likely to remain a challenge for the South Side Planning Area. Improved arterial streets, better routing of truck traffic, and the creation of development standards that ensure greater separation and adequate screening will need to be considered if residential and manufacturing land uses are to successfully co-exist within the planning area.

## industrial development



## recommendations

### Goals

The following goals were established for manufacturing/industrial development located within the planning area:

- ▼ *Establish development standards for future manufacturing /industrial development.*
- ▼ *Minimize the impact of existing industrial facilities/operations on surrounding neighborhoods.*
- ▼ *Identify ways to enhance the visual appeal of industrial sections within the planning area.*

### Issue

**Some of the manufacturing/industrial development within the planning area has been located in close proximity to residential properties.**

### Recommendation

Adhere to the existing requirements described in the Manufacturing Chapter of the Columbus Zoning Code.

Require developers/property owners that file applications for permits, rezonings or variances to holding public meetings to convey their plans to area residents.

Establish a zoning overlay that codifies additional development standards for all manufacturing/Industrial development (see Appendix A: Proposed Development Standards).

## recommendations

### Issue

No consistent landscaping exists for manufacturing companies fronting arterial streets, such as Frebis Avenue, Marion Road, Lockbourne Road, Fairwood Avenue, Refugee Road, and Alum Creek Drive.

### ***Recommendations***

Support existing companies that heavily landscape their property and screen outside storage in a way that is not visible to the public.

Encourage new companies locating in the planning area to provide landscaping that exceeds the requirements of the Columbus Zoning Code, Manufacturing Chapter (see Appendix A: Proposed Development Standards).

### Issue

Residents living along Frebis Avenue, Lockbourne Road, and Champion Avenue have difficulty exiting their driveways and often experience exhaust fumes and dust as a result of truck traffic.

### ***Recommendation***

Encourage manufacturing companies to route their vehicular and truck traffic along routes that provide minimal negative impact on neighboring residential areas.

## recommendations

### Issue

The expansion of some industrial/ manufacturing facilities has caused storm water drainage problems in some portions of the planning area.

### ***Recommendations***

Require study of storm water drainage/sewer capacity prior to expansion to determine impact on surrounding area.

Require developers/property owners that file applications for rezonings, variances or permits to conduct a study of storm water drainage/sewer capacity to determine the impact on surrounding areas.

Work jointly with the property owner and the City of Columbus to remedy any existing problems.

## parks and recreational facilities



*Moeller Park in Merion Village*



## existing conditions

Parkland and recreational facilities contribute to the quality of life for city residents. The City's goal is to provide 5.5 acres of parkland for every 1,000 persons. Currently, the Columbus Recreation and Parks Department operates and maintains six parks within the planning area: five neighborhood parks and a community park.

A neighborhood park is defined as a developed open space that serves residents within a half-mile radius. Typically, these types of parks contain playground equipment, picnic tables, basketball courts, and game fields for activities such as softball and soccer. Currently, four of the area's eight neighborhoods contain this type of park: Millbrook park in the Millbrook neighborhood, Southeast Lions park in the Reeb-Hosack neighborhood, Moeller and Southwood-Mileusnich parks in the Merion Village neighborhood, and Smith Road park in the Innis Gardens neighborhood (see map on p. 36).

A community park is defined as a developed open space that serves an area within a two-mile radius. In addition to the amenities offered by a neighborhood park, these types of open space often contain picnic shelters, baseball diamonds, bike paths, and walking trails. Lincoln, which is located in the western half of the planning area in the Lincoln Park neighborhood, is the only community park in this portion of the City (see map on p. 36).

Located at the southern end of Lincoln Park is Barrack Recreation Center. Built in 1963 and renovated in 1999, this community resource provides a pool, gymnasium, and activity rooms for a variety of recreational programs. Residents from throughout the south side utilize this recreational facility.

In addition to its six parks, the South Side Planning Area also contains a portion of Alum Creek: a riparian corridor located at the eastern edge of the planning area. The creek, with its surrounding wooded areas and wetlands, is home to a variety of plant and wildlife. Since much of Alum Creek is inaccessible in this portion of the City, this natural resource is unknown and underutilized by most area residents. Currently, the Columbus Recreation and Parks Department is working on completion of the Alum Creek Multi-Use Trail, which is designed to run the length of the Alum Creek corridor (see map on p. 36).

Lastly, the planning area is adjacent to the region's largest waterway: the Scioto River. Like Alum Creek, Columbus is currently working on a multi-use trail that runs along the Scioto River. This trail will extend through the Merion Village Reach. The Reach, which is bound by Greenlawn Avenue, the railroad tracks parallel to High Street, S.R. 104, and Interstate 71, is identified in *The Riverfront Commons Plan* as an area for future development.

## parks, trails and recreational facilities



## recommendations

### Goals

The following goals were established for parkland, recreational facilities, and natural habitats within the South Side Planning Area:

- ▼ *Improve the condition and accessibility of existing parks.*
- ▼ *Increase the amount of parkland and provide additional recreational facilities.*
- ▼ *Utilize vacant lots for community- sponsored pocket parks.*
- ▼ *Protect Alum Creek and provide the community with greater visual and physical access.*

### Issue

**Some parks in the planning area are in disrepair and in need of significant improvements/upgrades.**

### ***Recommendations***

Increase the amenities and improve the landscaping at Smith Road Park.

Replace the chain-link fence at Southeast Lions Park.

Install additional trees around the periphery of Lincoln Park.

Preserve trees in all area parks and replace trees that must be removed.

Pursue the addition of public art in all area parks.

## recommendations

### Issue

Some residential districts within the South Side Planning Area have no parkland.

### **Recommendation**

Work with the city's Department of Recreation and Parks to establish neighborhood parks in the following three communities:

- *Edgewood neighborhood*
- *Hungarian Village neighborhood*
- *Stambaugh-Elmwood neighborhood*

### Issue

There is no city-operated facility for seniors living in the planning area.

### **Recommendation**

Work with the city's Recreation and Parks Department to establish a multi-generational center when warranted by need and population characteristics.

### Issue

Many of the areas of greatest need for parkland contain vacant residential lots.

### **Recommendations**

Work with the city's Land Management Office to identify suitable vacant lots for pocket parks, such as the one at Morrill Avenue and Bruck Street.

Identify civic groups and public/private entities that could work in collaboration on leasing and maintaining these parks.

## recommendations

### Issue

One of the area's greatest natural resource, Alum Creek, is not adequately protected.

### *Recommendations*

Identify important stream front sites that need to be protected and preserved.

Establish a committee of residents and environmentalists to review all proposed development along the creek to preserve the riparian corridor.

Work with the Friends of Alum Creek and other public/private entities in ongoing clean-up campaigns.

### Issue

There is nothing in the planning area to indicate the presence of Alum Creek and no pedestrian connections to the riparian corridor.

### *Recommendations*

Provide signage, identifying access to the creek.

Improve linkages between the creek and adjacent neighborhoods. Sidewalks, trails and bike paths should be considered.

## streets, traffic and circulation



*Lockbourne Road*

## existing conditions

The South Side Planning Area contains roadways of all types and classifications. Primary thoroughfares include Parsons Avenue, Lockbourne Road, High Street and Alum Creek Drive. Parsons Avenue and Lockbourne Road are classified as 4-2 arterials: streets that include four moving lanes. High Street and Alum Creek Drive are classified as 4-2D arterials: streets that include four moving lanes and a median divider on mainline sections. Secondary thoroughfares include Champion Avenue, Fairwood Avenue, Marion Road, and Refugee Road. All four of these thoroughfares are classified as C arterials: streets with two moving lanes and two parking lanes or additional moving lanes in two directions.

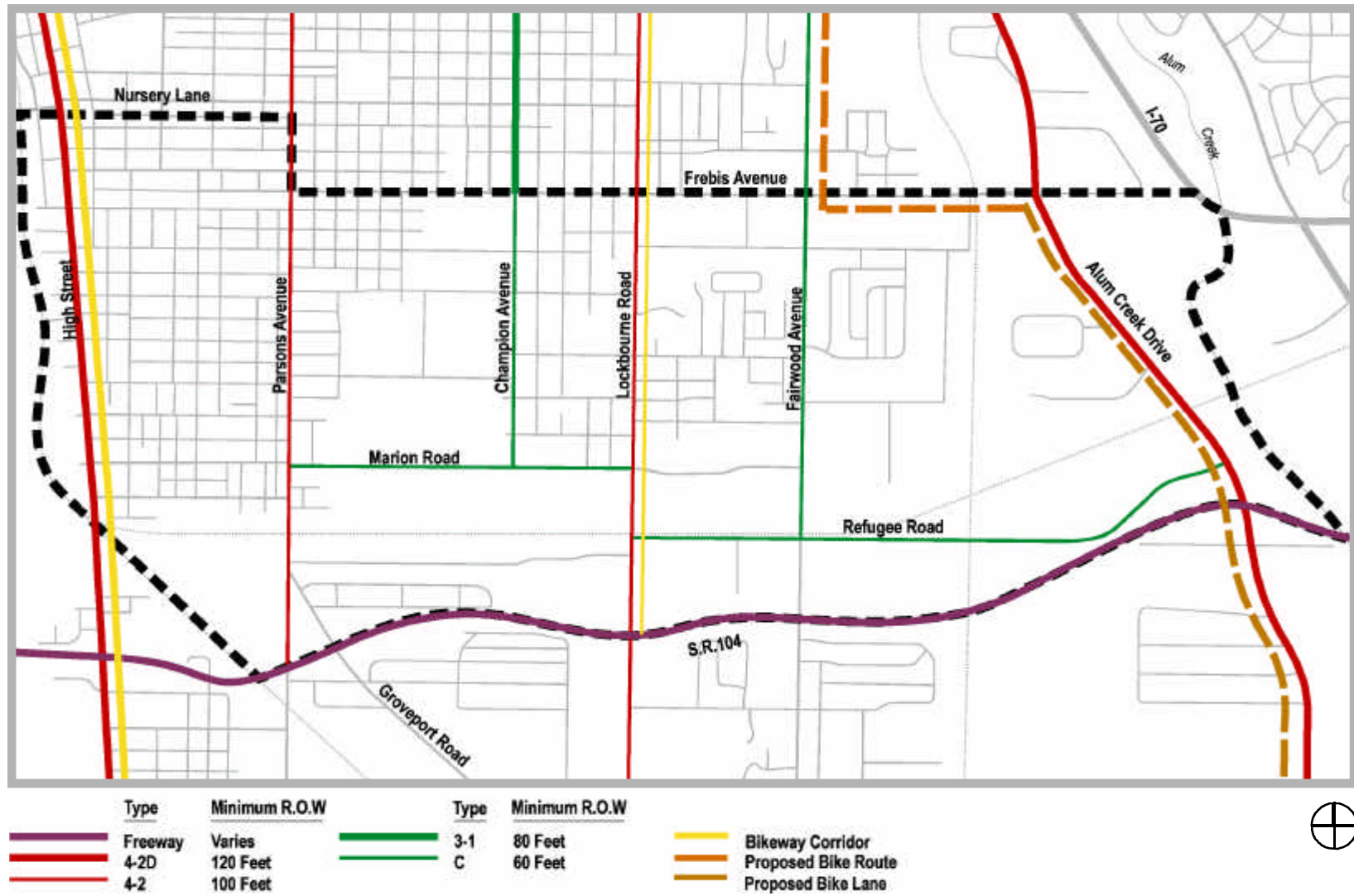
The four primary thoroughfares, which are all north-south arterials, provide access to Interstate 70 and State Route 104. The latter provides a direct link to Interstate 71 and State Route 33. The secondary thoroughfares, which include both north-south and east-west arterials, serve as collection and distribution streets. These roadways provide access to primary thoroughfares from both residential and industrial portions of the planning area.

In addition to its major and secondary thoroughfares, the South Side Planning Area contains many residential streets. Its greatest concentration is in the western half of the planning area, where a network of alleys supplements the street system. While most of the streets in this portion of the planning area are in good condition, many of the alleys need significant repairs/ improvements. The eastern half of the planning area, with its more suburban pattern of development, contains no alleys.

There is a significant amount of vehicular and truck traffic on all thoroughfares in the planning area. The latter is problematic when residential properties front thoroughfares. Truck traffic also occurs on minor corridors, including residential streets. Lincoln Park and Edgewood neighborhoods experience the heaviest truck traffic, which creates unsafe conditions for pedestrians and children-at-play. In addition, traffic is problematic on between Parsons Avenue and High Street, where vehicles speed through densely populated residential neighborhoods.

Congestion is also a principal concern within the planning area. Several of the intersections are especially problematic, particularly during peak hours. Future study of traffic patterns and circulation may be warranted to identify possible remedies to this problem.

## thoroughfares and bikeway corridors





## recommendations

### Goals

The following goals were established for streets, traffic and circulation within the South Side Planning Area:

- ▼ *Upgrade unimproved streets and problem alleys.*
- ▼ *Repair roadways that are in poor condition.*
- ▼ *Control the speed and improve the flow of vehicular traffic on residential streets.*
- ▼ *Improve the circulation/routing of truck traffic, especially along major thoroughfares.*

### Issue

**The planning area contains streets and alleys that are in need of major improvements.**

### ***Recommendations***

Submit a list of streets that do not have curbs/gutters to the Transportation Division for inclusion in the city's Capital Improvements Program (CIP). Priority should be given to Lockbourne Road from Frebis Avenue to State Route 104.

Submit a list of alleys that need to be rebuilt to Engineering and Construction for inclusion in the city's Capital Improvements Program (CIP). Determine the feasibility of re-grading alleys where adjacent garages are flooding due to sheet-flow runoff.

### Issue

**The south side planning area contains a number of streets and alleys that are in disrepair, especially those which incur excessive truck traffic.**

### ***Recommendation***

Conduct an annual survey of the area and submit the names of problem streets and alleys to the city's Street Maintenance and Repair Section.

## recommendations

### Issue

Vehicles frequently speed down streets between Parsons Avenue and High Street. Cut through truck traffic is especially problematic.

### *Recommendations*

Utilize traffic calming devices to discourage speeding on residential streets (requires a petition drive).

Work with the city's Division of Police to strengthen enforcement of posted speed limits.

Install speed bumps on Barthman Avenue to deter truck traffic (requires a petition drive).

Work with the industries generating the truck traffic and the city's Transportation Division to discuss alternative routes.

### Issue

Some portions of the planning area do not have adequate access to public transportation and/or lack suitable accommodations.

### *Recommendations*

Work with COTA to explore additional routes and/or improved schedules.

Increase the number of paved passenger waiting areas and shelters within the planning area. Work with COTA to priorities locations.

### Issue

The bus route on South Fourth Street has exacerbated the poor condition of this street and contributed to loitering, which has been associated with criminal activity.

### *Recommendation*

Reroute bus traffic (local route 16) off South Fourth Street and onto South High Street.

## recommendations

### Issue

The intersection at High Street and Hanford Avenue is routinely congested. Left turns during the morning and evening rush hours block movement.

### *Recommendation*

Work with the city's Transportation Division to prohibit on-street parking along one side of Hanford Avenue.

### Issue

Lack of traffic lights at the intersections of Lockbourne/Smith roads and Champion/Markison avenues creates problems during peak traffic periods.

### *Recommendation*

Work with the city's Transportation Division to determine need at these intersections based on traffic studies.

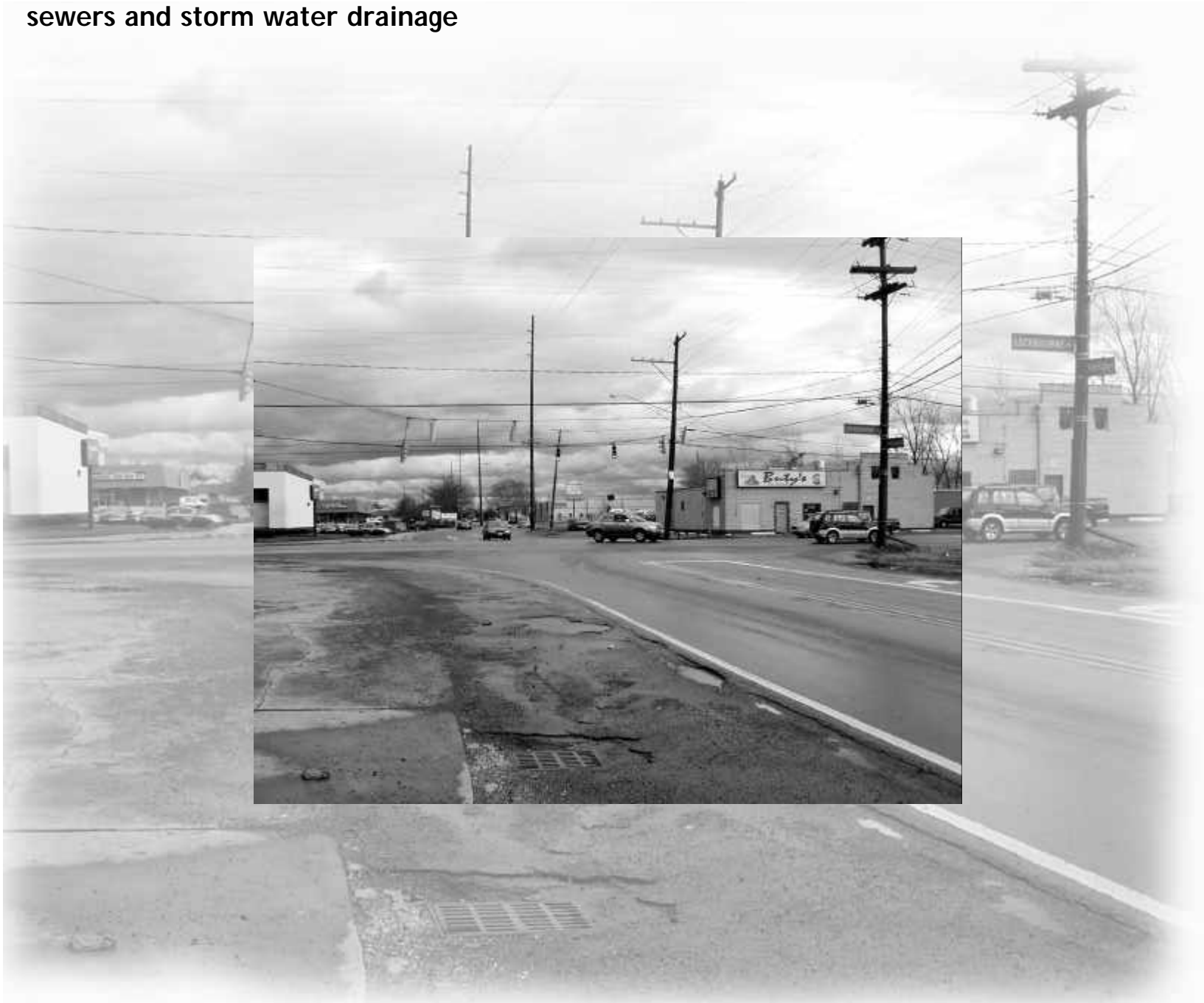
### Issue

Streets in some portions of the planning area lack basic provisions for pedestrian traffic.

### *Recommendation*

Notify the city's Transportation Division of locations that do not have crosswalks, crossing signals, signage, etc.

## sewers and storm water drainage



*Intersection of Marion and Lockbourne Roads*

## existing conditions

The South Side Planning Area is fully served by city of Columbus sewers. Like other older urban neighborhoods, there are many problems with aging and inadequate infrastructure. Sanitary sewer and storm water lines, sized to accommodate development from the late nineteenth and twentieth centuries, are generally expensive to repair and maintain. Typically, these lines are not upgraded unless new development pressures or significant problems emerge. The Division of Sewerage and Drainage currently has six capital improvement projects scheduled for the planning area: three sanitary sewer projects and three storm water sewer projects (see Appendix C: Scheduled Capital Improvements).

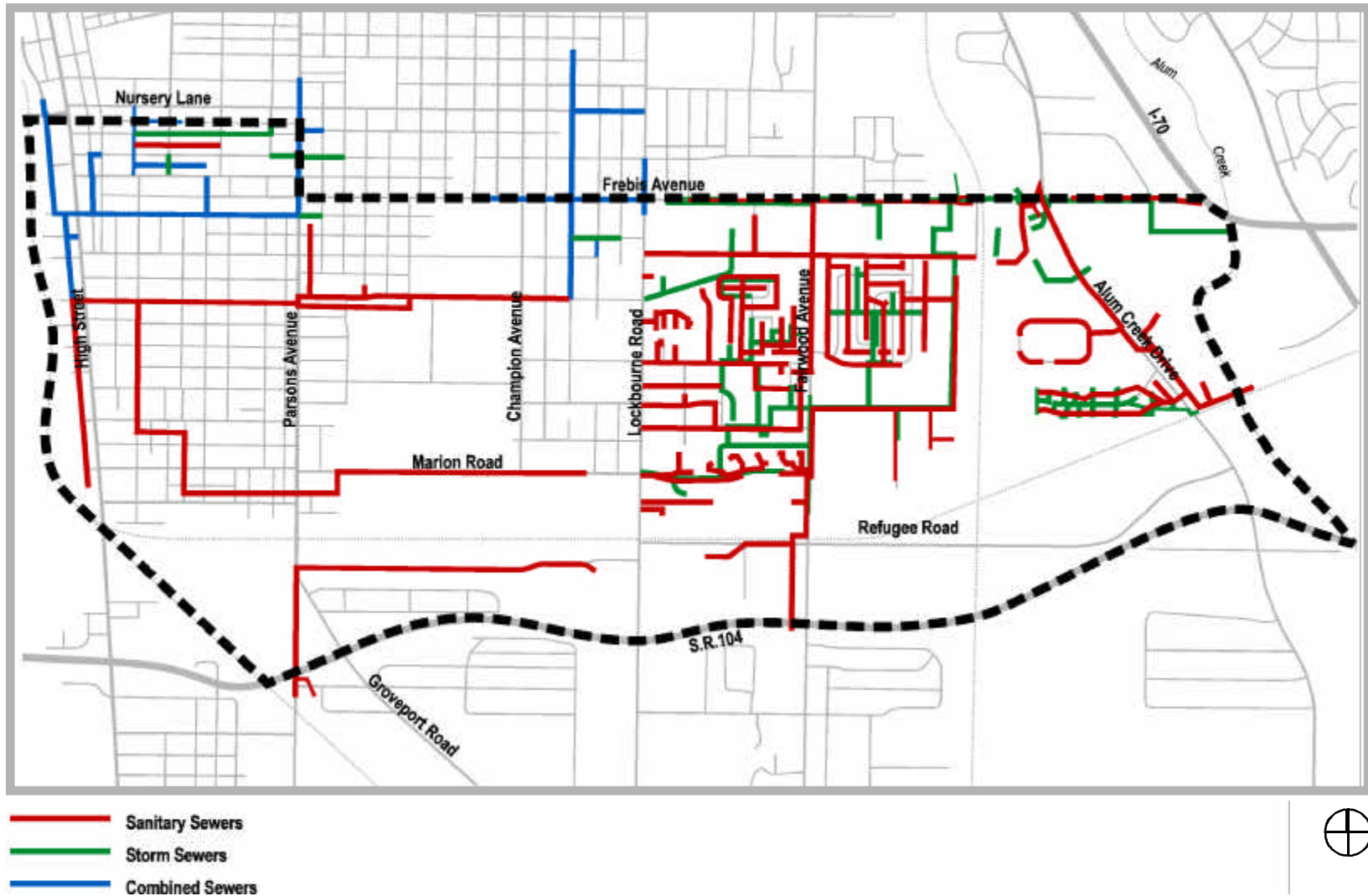
The chief sewer-related concern among area residents is storm water drainage. Infiltration and flooding are problematic throughout the planning area. Large surface parking lots have exacerbated the flooding problem, causing sheet flow runoff. This is especially problematic in the middle and eastern portions of the planning area. In addition, many of the streets in the eastern half of the planning area lack curbs and gutters,

causing standing water after significant storms. A prime example is Lockbourne Road - a major thoroughfare that lacks basic improvements. Roadway intersections in this portion of the planning area are especially susceptible to ponding. This is a significant problem at the intersection of Refugee and Lockbourne Roads.

Where sanitary and storm water sewers do exist, flooding has been less frequent and severe. Yet, even in areas that have such infrastructure, flooding is still problematic. For example, the area west of Parsons Avenue is adequately served by storm sewers, but the inlets are not routinely cleaned. As a result, the storm sewer inlets are often clogged in the fall and winter from leaves, debris, and ice.

Large surface parking lots, undersized lines, culverts, and the lack of curbs and gutters have all contributed to the problem of flooding and should be carefully studied to identify appropriate, and cost-effective, opportunities for remediation.

## sewer lines



## recommendations

### Goals

The following goals were established for sanitary sewers and storm water drainage within the South Side Planning Area:

- ▼ *Improve the existing sanitary and storm water sewer system.*
- ▼ *Reduce the occurrence of flooding and sheet-flow runoff.*

### Issue

**Portions of the planning area routinely flood during storm events.**

#### ***Recommendations***

Document flooding (photographs, written descriptions with dates and times) to assist the City in identifying problem areas.

Work with the Division of Sewerage and Drainage to develop a comprehensive remediation plan for the area.

### Issue

**Storm water drains are not properly maintained. Leaves, trash and snow accumulate along street curbs and clog the inlets, which exacerbates the flooding. In some areas, street parking contributes to the problem.**

#### ***Recommendations***

Encourage residents to check storm sewer inlets removing leaves, snow and debris during the fall and winter months.

Contact the Sewers and Drains 24-hour hotline for assistance at 645-7102.

## recommendations

### Issue

In general, the area lacks adequate infrastructure. Some streets do not have curbs and gutters and existing pipes and culverts are undersized.

### Recommendation

Work with the Division of Sewerage and Drainage to prioritize the following areas for improvements:

- *Parsons Avenue (entire corridor)*
- *Barthman Avenue (entire corridor)*
- *Hosack Street (west of Parsons)*
- *19th Street (entire corridor)*
- *Elwood Avenue (entire corridor)*
- *Frebis Avenue, 19th to 20th*
- *Lawrence Drive, Champion to Lockbourne*
- *Morrill Avenue, Ann to Parsons*
- *Lockbourne Road, Smith to S.R. 104*
- *Markison Avenue, Lockbourne to 19th*
- *Jenkins Avenue, Champion to Nineteenth*
- *High Street at Jenkins Avenue*
- *Glendower Avenue at Parsons Avenue, beneath S.R. 104*
- *Goethe Alley, behind Schottenstein's*
- *Pearl Alley, Moler to Jenkins*

### Issue

Infiltration is a general concern. Some lines may need maintenance and/or repairs.

### Recommendations

Identify problem areas and develop an action plan in conjunction with the Division of Sewerage and Drainage.

Encourage residents to utilize the sewer maintenance 24-hour hotline (645-7102).



## recommendations

### Issue

Large surface parking lots cause sheet flow run off.

### *Recommendation*

Identify problem parking lots and petition property owners to install storm water detention systems.

### Issue

Localized flooding occurs in areas that have combined sanitary and storm water sewers.

### *Recommendation*

Separate sanitary and storm water sewer lines wherever possible.

### Issue

The railroad underpass on Refugee Road, east of Fairwood Avenue, routinely floods during storm events.

### *Recommendation*

Work with the Division of Sewage and Drainage to remedy the problem.

## urban design/streetscapes improvements



*Frebis Avenue*

## existing conditions

Urban design provides a sense of identity and visual interest for a community. Elements such as street trees, decorative streetlights, and street furniture help to establish a definable character for an area. Well-conceived and consistent landscaping of commercial and industrial property also helps to strengthen the visual cohesiveness of a community.

In addition to providing a sense of place and improving the community's visual appeal, good urban design can improve the way in which people use their physical environment. Well-designed streetscape elements can have a positive impact on those who live, work, shop, and recreate in the area.

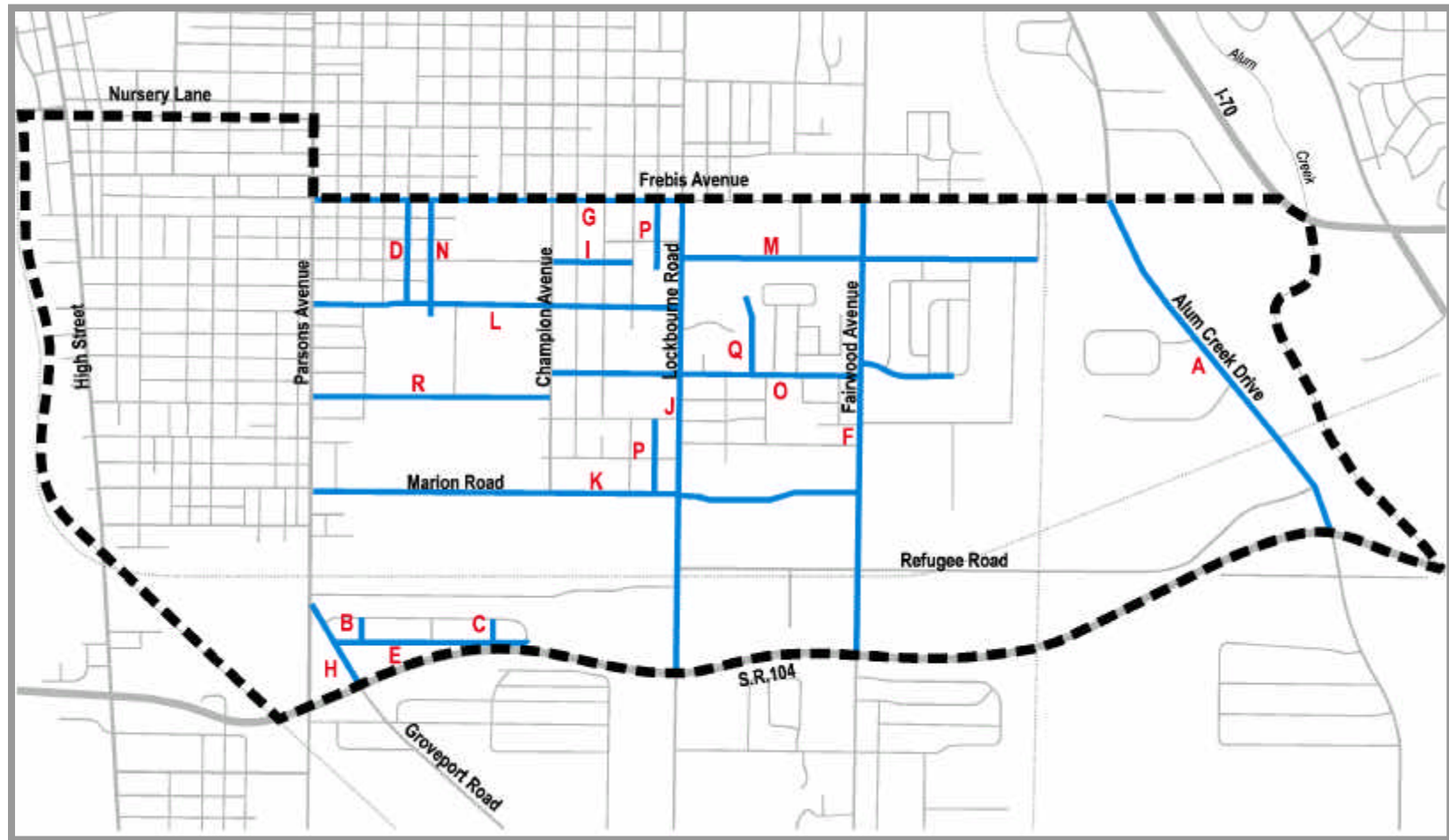
In general, the South Side Planning Area lacks good urban design. This is due, in part, to the way in which the area was developed, especially east of Parsons Avenue. Many streets within this portion of the planning area were developed without sidewalks and curb lawns, creating sterile streetscapes which are not pedestrian-friendly.

In addition, commercial and industrial sites have developed without design guidelines or development standards. In many cases, this has created unattractive conditions along major thoroughfares, including parking lots that are not screened, large surface parking lots that have no interior landscaping, and large imposing structures that have no foundation plantings.

In order to achieve good urban design, investment is required from both the public and private sectors. Significant capital improvements are needed to create desirable streetscapes. This is especially important for the area's major thoroughfares. The improvements to Parsons Avenue and S. Fourth Street should be expanded to all significant commercial corridors in the area.

Likewise, private industry and commercial property owners must work with the community to improve their property's visual appeal and to make provisions for pedestrian traffic. Such measures will help to create a cohesive community that is capable of retaining and attracting new residents, business, and industries to the area.

## priority sites for sidewalks (in alphabetical order)



- |                      |   |   |
|----------------------|---|---|
| A. Alum Creek Drive  | G. Frebis Avenue (Nineteenth to Lockbourne) | M. Moler Road                           |
| B. Curtis Street     | H. Groveport Road                           | N. Nineteenth Street                    |
| C. Eagle Avenue      | I. Jenkins Avenue (Champion to Linwood)     | O. Smith Road                           |
| D. Eighteenth Street | J. Lockbourne Road                          | P. Studer Avenue                        |
| E. Elwood Avenue     | K. Marion Road (Parsons to Fairwood)        | Q. Weller Avenue                        |
| F. Fairwood Avenue   | L. Markison Avenue (Parsons to Lockbourne)  | R. Woodrow Avenue (Parsons to Champion) |



## recommendations

### Goals

The following goals were established for urban design and streetscape improvements within the South Side Planning Area:

- ▼ *Improve the general appearance of streetscapes.*
- ▼ *Provide sidewalks on all streets that incur pedestrian traffic.*
- ▼ *Enhance the visual appeal of commercial nodes and corridors.*
- ▼ *Strengthen the identity of area neighborhoods.*

### Issue

**Significant pedestrian traffic occurs in portions of the planning area that are not served by sidewalks.**

### Recommendations

Work with the private and public sectors on the installation of sidewalks in areas that currently do not have any provisions for pedestrian traffic (see map on opposite page).

Work with the city's Pedestrian Coordinator to ensure adequate provision of sidewalks around all public facilities and institutions, including schools, parks, and recreation centers.

## recommendations

### Issue

Overhead wires clutter many streets on the South Side.

### *Recommendations*

Prioritize streets that are most objectionable and work with those utility companies serving the area as well as the city's Transportation Division to relocate overhead wires to the rear of property.

Install mast arm traffic signals along major thoroughfares to eliminate traffic signal cables.

### Issue

No consistent streetscape standards exist for manufacturing companies.

### *Recommendations*

Work with existing companies to encourage streetscape improvements.

Work with the city's Zoning Office to incorporate streetscape improvements, including sidewalks and street trees, into limitation text for rezonings and conditions of approval for variances.

### Issue

Many commercial corridors and residential streets lack trees and basic streetscape amenities.

### *Recommendations*

Preserve street trees throughout the planning area and replace any that must be removed due to damage or disease.

Prioritize streets for the installation of trees, giving first preference to major thoroughfares. Consult area residents in the selection and placement of trees.

Install waste receptacles, benches, tree grates and other streetscape elements on all commercial corridors.

Extend the streetscape improvements scheduled for South Fourth Street in Merion Village to Hosack Street.

## recommendations

### Issue

In general, individual commercial corridors in the planning area lack consistency and a cohesive image.

### *Recommendations*

Complete the proposed capital improvements for Parsons Avenue under the Neighborhood Commercial Revitalization program.

Work with the city's Economic Development Division and other entities, such as the Neighborhood Design Assistance Center, to identify capital improvement needs for the Lockbourne Road and High Street corridors.

### Issue

Some merchants on Parsons Avenue and area side streets clutter the sidewalks with merchandise, making the sidewalk unsightly and difficult to utilize.

### *Recommendations*

Work with business associations to limit this activity among members.

Document violations and contact the coordinator for permits in the city's Traffic Division.

### Issue

Neighborhoods within the planning area are not well defined and lack features that distinguish them from one another.

### *Recommendations*

Design improvements to key intersections and establish gateways at key entry points in collaboration with the city's Transportation Division.

Develop special neighborhood signage to help distinguish each area and provide basic information, such as landmarks and points of interest.

Develop design guidelines for the various neighborhoods within the planning area.

## historic resources and preservation



*Gates-Fourth United Methodist Church*



## existing conditions

The South Side Planning Area has a rich history that is significant to the development of Columbus. Beginning in the mid-nineteenth century, the south side became known as an industrial section of the city. Its proximity to the Scioto River made the south side an ideal location for breweries and other industries. As a port of entry for industrial workers, the area saw an influx of German, Irish, Italian, and Eastern European immigrants, including many Hungarians.

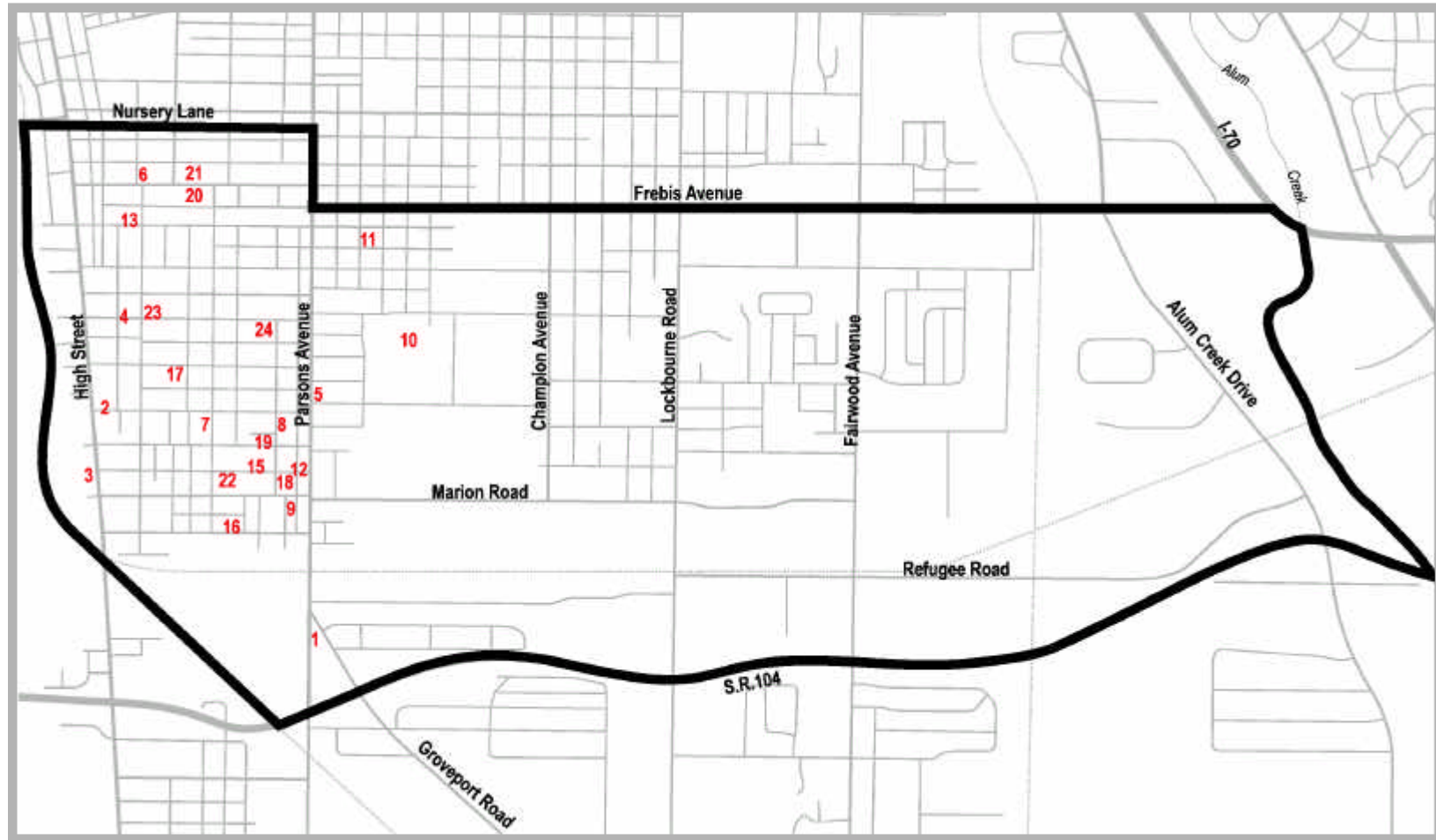
With the growth of the railroad came a substantial increase in industry on the south side. Iron and steel plants began to emerge, the most noteworthy being Buckeye Steel Casting Company. In fact, the steel industry became so significant south of Reeb-Hosack that the area became known as "Steelton". As industry on the south side continued to grow, so did the demand for labor. Beginning during World War I and continuing through the mid-twentieth century, the area attracted immigrants from the Appalachian foothills and Southern United States, including many African Americans. These individuals traveled to the south side of Columbus seeking employment in the area's large steel mills.

South side neighborhoods, and the buildings that occupy them, reflect the area's pattern of immigration. The earliest immigrants settled closest to the Scioto River, in what is now the Brewery District and German Village area. Within the planning area, the oldest neighborhoods are directly south of German Village, including Merion Village and Hungarian Village. These neighborhoods represented communities where people of one nationality lived. Each neighborhood developed its own support system, including churches, stores, and businesses, in order to sustain their ethnic background.

The Reeb-Hosack and Lincoln Park neighborhoods were established later in response to the growth of the iron and steel industry. Though less homogenous, they also developed as independent, self-sustaining communities. Newer neighborhoods east of Lincoln Park were developed to support manufacturing during and after World War II.

The rich social and cultural origins of each neighborhood are reflected in the buildings they contain. Preservation of these cultural resources is important in order to protect the history of the south side. Whether expressed through their architectural styles or building typologies, the South Side Planning Area contains many structures significant to the development of the south side. Twenty-three buildings have been identified as historically/architecturally significant structures worthy of preservation (see Appendix D: Inventory of Historic Buildings).

# historic buildings



- |  |  |  |  |   |
|--|--|--|--|---|
| 1. Buckey Steel Casting Company Complex<br>2211 Parsons Avenue | 6. Gates-Fourth United Methodist Church<br>1234 South Fourth Street  | 11. Martin Luther Evangelical Lutheran Church<br>557 East Moler Street                                   | 16. Reeb-Hosack Community Baptist Church<br>258 Hosack Street                                      | 21. St. Paul United Church of Christ and Social Hall<br>225 Gates Street  |
| 2. Crater's Restaurant & Bar<br>1585 South High Street         | 7. House of Refuge<br>221 Woodrow Avenue   | 12. Pappy's Pawn Shop<br>(formerly The Ohio National Bank, Steelton Branch)<br>1873 South Parsons Avenue | 17. South Methodist Church<br>179 Morrill Avenue   | 22. Southside Learning and Development Centre<br>256 Reeb Avenue          |
| 3. Davey-Fitch<br>1795 South High Street                       | 8. Hungarian Reformed Church<br>365 Woodrow Avenue   | 13. Power of Prayer Church<br>(formerly The Old Creation Hall)<br>377 Reeb Avenue                        | 18. Southside Family Health Center<br>(formerly The Southside Settlement House)<br>383 Reeb Avenue | 23. Southwood Elementary School<br>1500 South Fourth Street               |
| 4. Emanuel Lutheran Church<br>80 East Markison Avenue          | 9. Joe Gartin Used Furniture & Appliance<br>(formerly St. Stephens Community House)<br>379 Barthman Avenue | 14. Racequip Safety Systems<br>(formerly The Bluebird Bakery) 106 East Moler Street                      | 19. Southside Settlement House<br>310 E. Innis Avenue  | 24. Washington Avenue United Methodist Church<br>345 East Markison Avenue |
| 5. Engine House # 14<br>1716 Parsons Avenue                    | 10. Lincoln Park Elementary School<br>1666 South Eighteenth Street   | 15. Reeb Avenue School<br>280 Reeb Avenue  | 20. St. Leo Catholic Church & Rectory<br>221 Hartford Street                                       |   |

## recommendations

### Goals

The following goals were established for historic resources within the South Side Planning Area.

- ▼ *Recognize the historically significant buildings in the planning area.*
- ▼ *Preserve and protect historic structures.*
- ▼ *Restore/refurbish historic buildings that are in disrepair.*

### Issue

**There is no recognition of historically significant buildings and locations within the planning area.**

### ***Recommendations***

Solicit an area university to conduct a comprehensive inventory of buildings within Merion Village, Hungarian Village, Reeb-Hosack, and Lincoln Park for submission to the Ohio Historic Preservation Office.

Create signage that marks buildings and locations that are significant to the development of the south side.

Pursue community organized education and publicity initiatives, including tours and seminars.

### Issue

**The planning area has no vehicle for preserving its historic neighborhoods.**

### ***Recommendations***

Target Merion Village and Hungarian Village for protection under a conservation district. At a minimum, this should prevent demolitions and regulate exterior modifications.

Establish a single historical society for Merion Village, Hungarian Village, Reeb-Hosack, and Lincoln Park.

## recommendations

### Issue

There is a lack of appreciation for the historic value of churches in the planning area.

### **Recommendations**

The following churches are significant in the development of the south side. Work with the city and state to pursue local and national designation of these buildings as historic places:

- *Emanuel Lutheran Church*
- *Gates-Fourth United Methodist Church*
- *Hungarian Reformed Church*
- *Martin Luther Evangelical Lutheran Church*
- *Reeb-Hosack Baptist Community Church*
- *South Methodist Church*
- *St. Leo's Catholic Church*
- *St. Paul's United Church of Christ and Social Hall*

### Issue

Historic school buildings are not adequately protected from demolition or the destruction/alteration of facades.

### **Recommendations**

The following schools are significant in the development of the south side. Work with the city and state to pursue local and national designation of these buildings as historic places:

- *Lincoln Park Elementary School*
- *Reeb Avenue School*
- *Southwood Elementary School*

Seek adaptive reuse of any building should it become vacant/ no longer used as a school.

## recommendations

### Issue

Parsons Avenue and High Street are commercial corridors that have not been adequately recognized for their significant historic value.

### **Recommendations**

Document all historic buildings on Parsons Avenue and High Street.

Work with the city and state to pursue local and national designation of significant commercial buildings, including:

- *Crater's Restaurant & Bar*
- *Ohio National Bank Building*

### Issue

There is a lack of appreciation for the historic value of industrial buildings on the south side.

### **Recommendation**

Work with the city and state to pursue local and national designation of significant industrial buildings, including:

- *Buckeye Steel Casting Company - Main Office Building*
- *Davey-Fitch Company - Main Office Building*

### Issue

Buildings significant to the history of the south side are not recognized and adequately protected.

### **Recommendations**

Develop historic markers for buildings to tell the story of individuals/groups/organizations that were significant to the social or cultural development of the area.

Work with the city and state to pursue local and national designation of the following buildings, which played an important role in the development of the south side:

- *The Old Southside Settlement House*
- *The German Hunting Club*
- *The Old Engine House #14*

Seek a community/public use for old Engine House #14.

## city services and code enforcement



*Old Engine House #14 on Parsons Avenue*

## existing conditions

The South Side Planning Area, which is located within the city of Columbus' corporate boundaries, is served by a host of city departments and divisions. The most notable are Public Safety, Public Service, and Public Utilities. Other departments that are directly involved in the provision of services to Columbus' citizenry include the Health Department, the Department of Recreation and Parks, and the Department of Development.

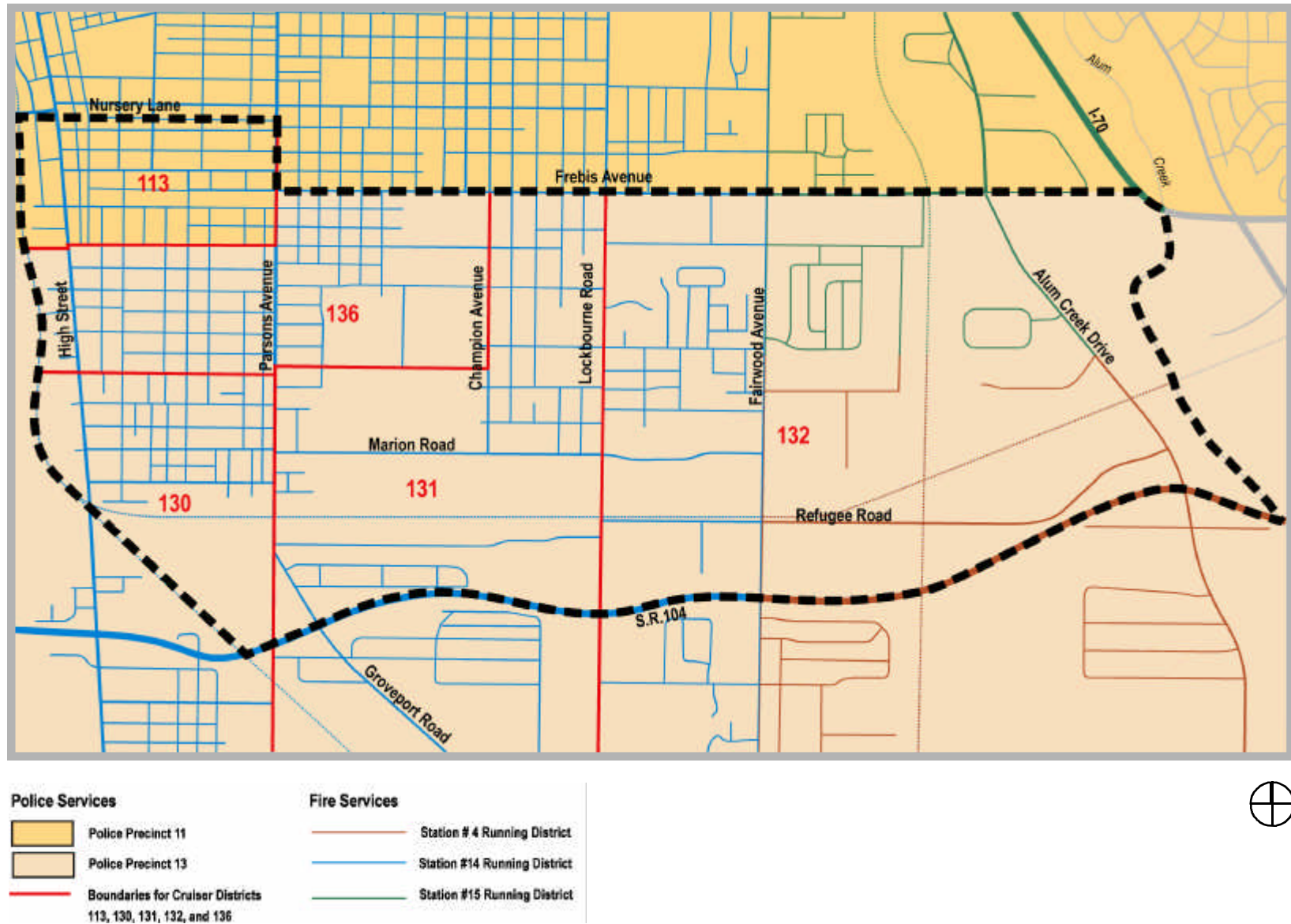
Public Safety includes the Division of Police and the Division of Fire. The Division of Police is responsible for protecting life and property, enforcing laws, and combating crime within the city's eighteen police precincts. The Division of Fire is responsible for emergency services, including fire suppression and emergency medical, as well as fire prevention.

Public Service includes the Refuse Collection Division and the Transportation Division. The latter is responsible for road and highway improvements as well as all maintenance and repairs to streets and alleys. In addition, Public Service administers the Recycle Columbus and Keep Columbus Beautiful programs.

Public Utilities include the Division of Water, the Division of Electricity, and the Division of Sewage and Drainage. Together, these divisions provide the city with safe drinking water, environmentally sound sewerage treatment and storm drainage systems, street lighting, and municipal power.

As previously mentioned, there are several city departments that are significant service providers. The Health Department provides over 40 programs that protect and promote the health of Columbus residents. The Department of Recreation and Parks offers Columbus' citizenry a multitude of leisure and recreational opportunities. The Department of Development provides the public with a wide-range of services designed to protect the city's physical environment and guide its growth. Within this department is the Neighborhood Services Division, which is responsible for coordinating the delivery of essential city services through its Neighborhood Liaison Program, and the Building Services Division, which is responsible for enforcing Columbus' building, housing, and zoning codes. Both of these divisions operate out of the South Side Pride Center, which is located within the planning area at Innis and Washington Avenues (within the Southside Settlement House).

## city service areas





## recommendations

### Goals

The following goals were established for city services and code enforcement within the Side Planning Area.

- ▼ *Decrease the occurrence of crime in high-risk neighborhoods.*
- ▼ *Reduce the amount of illegal and improper disposal of waste items.*
- ▼ *Improve the lighting of streets in underserved portions of the area.*
- ▼ *Make health care programs/services readily available to area residents.*
- ▼ *Improve accessibility to south side recreation and senior centers.*
- ▼ *Decrease the volume of building, housing, and zoning code violations.*

### Issue

**Police presence and response time is not adequate for those neighborhoods in the planning area that experience the greatest amount of crime.**

### Recommendations

Establish a safety committee for the Hungarian Village and Reeb-Hosack neighborhoods that meets monthly with the Community Liaison Officer for Precinct 13.

Expand the southern boundary of Precinct 11 to SR 104 or create a new district for the northern portion of Precinct 13.

### Issue

**Illegal dumping and improper disposal of bulk items, hazardous materials, and other waste items frequently occur in the area west of Ann Street and south of Markison Avenue.**

### Recommendation

Document the addresses of illegal and improper disposal of waste items. Submit addresses to the Refuse Collection Division and, if necessary, contact the area's Neighborhood Liaison.

## recommendations

### Issue

In general, residents living east of Champion Avenue in the Edgewood, Millbrook, and Innis Gardens neighborhoods are not sufficiently served by existing streetlights.

### ***Recommendations***

Work in collaboration with civic associations and the Division of Electricity to identify the areas of greatest need.

Pursue the upgrade/installation of streetlights per the city's *Project 20/20 Master Plan for Street Lighting*. First priority should be given to collector streets.

### Issue

The health needs of residents, especially in the southwest corner of the planning area, are not adequately being met.

### ***Recommendations***

Educate residents about the programs and services currently offered by the city's Health Department.

Improve access to the clinics and labs available at the Health Department's main facility on Parsons Avenue.

Work with the city's Health Department to establish a neighborhood health center within the planning area, perhaps in the former Columbus Community Hospital building.

**Issue**

Barack Recreation Center and the Marion Franklin Senior Center are not readily accessible to all residents within the planning area.

**Recommendations**

Collaborate with the Department of Recreation and Parks and the Central Ohio Transportation Authority to improve accessibility to the centers that serve the planning area.

Consider the possibility of establishing a satellite senior center for residents on the near south side, perhaps in the former Columbus Community Hospital building.

**Issue**

In general, there is a high incidence of building, housing, and zoning code violations within the planning area.

**Recommendation**

Submit individual complaints to Code Enforcement. Follow-up with the area's Code Enforcement Officer and, if necessary, contact the area's Neighborhood Liaison.

**Issue**

Occasionally, complaints to the city regarding services or code violations go unresolved.

**Recommendation**

Work with the South Side Pride Center. Establish a neighborhood point person to address long-term problems.

## proposed development standards

Where new commercial or industrial development is established or significantly expanded, site development should address and be sensitive to the following concerns: privacy, aesthetics, safety, property values, site enhancement, quality of life, neighborhoods and housing, glare from headlights, noise, dust, odor, vibration, pedestrian and vehicular traffic and parking lot crime.

Therefore, in order to enhance the co-existence of industry, commerce and residential uses, and in the interest of protecting and improving south side neighborhoods, the following development standards are recommended. Codifying these standards would require a coordinated effort between the Council of South Side Organizations, major property owners, and the city of Columbus.

### Buffering and Screening

Dense green barriers are recommended where an industrial or large commercial establishment will be developed or significantly expanded on a lot that is adjacent to an existing residential property.

1. Evergreen, deciduous shade, and ornamental trees are encouraged to create a year-round buffer that is pleasing to the eye.
2. Evergreen trees should be installed at no less than 6' in height, shade trees at no less than 2 $\frac{1}{2}$ " in caliper, and ornamental trees at no less than 1 $\frac{1}{2}$ " caliper.
3. Preserve existing trees that are at least 10' in height, discourage development in densely wooded areas.
4. Site plans that illustrate buffering, landscaping and/or screening are recommended for projects that will include landscape plantings.
5. Where barbed wire is deemed necessary pursuant to city code, landscape buffering or screening should be placed between the fence and residential property.
6. Chain link fence (slatted or otherwise) should be discouraged for aesthetic reasons.

## Setbacks

Building separation and setback standards are recommended where industrial or commercial structures will be developed or significantly expanded on lots that are adjacent to established residential property.

1. Enforce and uphold the 100 ft. setback distance between "less-objectionable" manufacturing uses and side lot lines (pursuant to city code).
2. Enforce and uphold the 600 ft. setback distance between "more-objectionable" manufacturing uses and side lot lines (pursuant to city code).
3. Enforce and uphold building height requirements pursuant to city code.
4. Where variances are granted to setback requirements, condition approvals upon the installation of landscape buffering/screening.

## Drainage

Storm water drainage from commercial and industrial property should be in compliance with Columbus city code. Plans for new development should incorporate a plan for drainage and ensure that downstream properties and storm sewers will not be adversely affected.

## Building Materials

Building design and architectural treatment can reduce the impact of industrial and commercial structures. Wood, brick, glass, stone and/or combinations of these materials are recommended for building facades.

## Lighting

Cut-off type fixtures (downlighting) should be used for all exterior needs. An 18 ft. height limitation is recommended for parking lot pole lights.

## Signage

Encourage ground signs as an alternative to pole signs, discourage internally illuminated signage where adjacent to residential property. Additional billboards are not recommended.

## Dumpsters

All loading areas and dumpsters should be fully screened by an opaque wood fence and/or landscaping.

## Columbus housing programs 2002

PROGRAM NAME	PURPOSE	TYPE OF ASSISTANCE	ELIGIBLE APPLICANTS	USE OF FUNDS / ELIGIBLE ACTIVITY	CONTACT	IMPORTANT INFORMATION
CHORES PROGRAM	Senior Home Assistance	Up to \$500 worth of materials with labor is provided at no cost	Senior and/or disabled homeowner	Minor home repair and maintenance work	Rose Madison 645-6281	Senior/disabled resident must live in the City of Columbus; Income limit 80% of area median income and below
EMERGENCY REPAIR PROGRAM	Homeowner Assistance	Up to \$7,500 grant if meet criteria	Owner occupants of a single family (1 unit) residential structure; doubles are not eligible	Repairs requiring immediate attention, heating, plumbing, and electrical	Umeka Broom 645-8526	Homeowner must have lived in home for minimum of one year; Income limit is 50% of area median income and below
HOMEOWNER ASSISTANCE PROGRAM	Homeowner Assistance	Up to \$15,000 low interest or deferred loan up to \$7,500 grant if meet criteria	Owner occupants of a single family (1 unit) residential structure; doubles are not eligible	Repair work to correct substandard, unsanitary conditions	Umeka Broom 645-8526	Homeowner must have lived in home for minimum of one year; reside in a Neighborhood Pride area and have received a code violation citation; Income limit is 80% of area median income and below
MOBILE TOOL LIBRARY	Homeowner Assistance	Tools for home repair projects can be borrowed	Homeowners, renters and non-profit organizations	Home maintenance and repair	Joe Rossetti 645-7334	Borrower must live in CDBG service area; All incomes are eligible
SEWER TIE-IN PROGRAM	Homeowner Assistance	Low interest or deferred loans; amount determined on a case-by-case basis	Homeowners of a residential structure for which application is submitted	Abandonment of private disposal system & connection to sanitary sewage system	Don Diaz 645-8514	House must be principal residence of the homeowner; City of Columbus Corporate Limits in selected area lacking public sewer system; Income limit is 80% of ami and below
CAPITAL IMPROVEMENT PROGRAM FOR HOUSING	Homeownership	Up to \$4,000 per lot; developer passes cost savings to homebuyer	For-profit and nonprofit developers	Right-of-way street infrastructure in new single family developments	Tracy Swanson 645-1819	New house must be principal residence of homebuyer in Columbus Public School District; No income limit for homebuyer
DOWNPAYMENT ASSISTANCE PROGRAM	Homeownership	Up to \$3,000 DOWN PAYMENT with 5 year restrictive covenant; 1-2 units and condominiums	First Time Homebuyer	Purchase of an existing home	B.J.Reed 645-6629 Jean Cocroft 645-7255	Homebuyer must live in a house as principal residence. Must be located in Columbus Public School District; Income limit is 80% of area median income and below
HOMEOWNERSHIP DEVELOPMENT PROGRAM	Homeownership	Up to \$15,000 gap financing	Housing Developer	Rehabilitation or new construction of affordable single family home for ownership	Charles Gunnell 645-7986	Homebuyer must live in a house as principal residence for 5 years; Income limit is 80% of area median income and below

## Columbus housing programs 2002

PROGRAM NAME	PURPOSE	TYPE OF ASSISTANCE	ELIGIBLE APPLICANTS	USE OF FUNDS / ELIGIBLE ACTIVITY	CONTACT	IMPORTANT INFORMATION
RESIDENTIAL TAX INCENTIVE	Homeownership and Housing Improvement	Property tax abatement on increased valuation due to property improvements	Developers for homebuyers Rental property owners Homeowners	N/A	Audrey Owens 645-6229	Minimum investment required is: 1. Construct a new house on vacant lot 2. Investment in existing rental property (minimum 50% of current valuation) 3. Investment by homeowner of 50% of current valuation 4. Conversion (investment of 50% of current valuation) of rental housing for sale or condominiums
HOME MODIFICATION PROGRAM	Special Housing Needs	Up to \$15,000 grant for homeowners; Up to \$10,000 grant for renters	Owners or renters with disabilities residing in the property	Physical home alterations that enable accessibility	Don Diaz 645-8514	House or apartment must be the principal residence of the owner/renter; Income limit is 80% of area median income and below
LEAD SAFE COLUMBUS	Special Housing Needs	Up to \$15,000 grant	Homeowners, for-profit and non-profit owners of rental housing	Lead paint hazard control work (interior and exterior)	Joe Gothard 645-7452	House/apartment must be the principal residence of the owner/renter; Owner income limit is 80% of area median income and below; Renter income limit is 60% of area median income and below
RELOCATION SERVICES	Special Housing Needs	Housing search; funds for moving and other eligible expenses determined on a case-by-case basis	Homeowners and renters	Relocation due to a federally-funded housing/highway project or code vacate order	Joe Fetsko 645-6355	Income limit is 80% of area median income and below
RENTAL HOUSE PRODUCTION AND PRESERVATION	Affordable Rental Housing	Up to \$12,000 loan per unit for the purpose of gap financing	For profit and non-profit developers	Rehabilitation or new construction of affordable multi-family rental housing	Tracy Swanson 645-1819	Income limit is 60% of area median income and below

## scheduled capital improvements Note: Projects within the South Side Planning Area are in bold italics

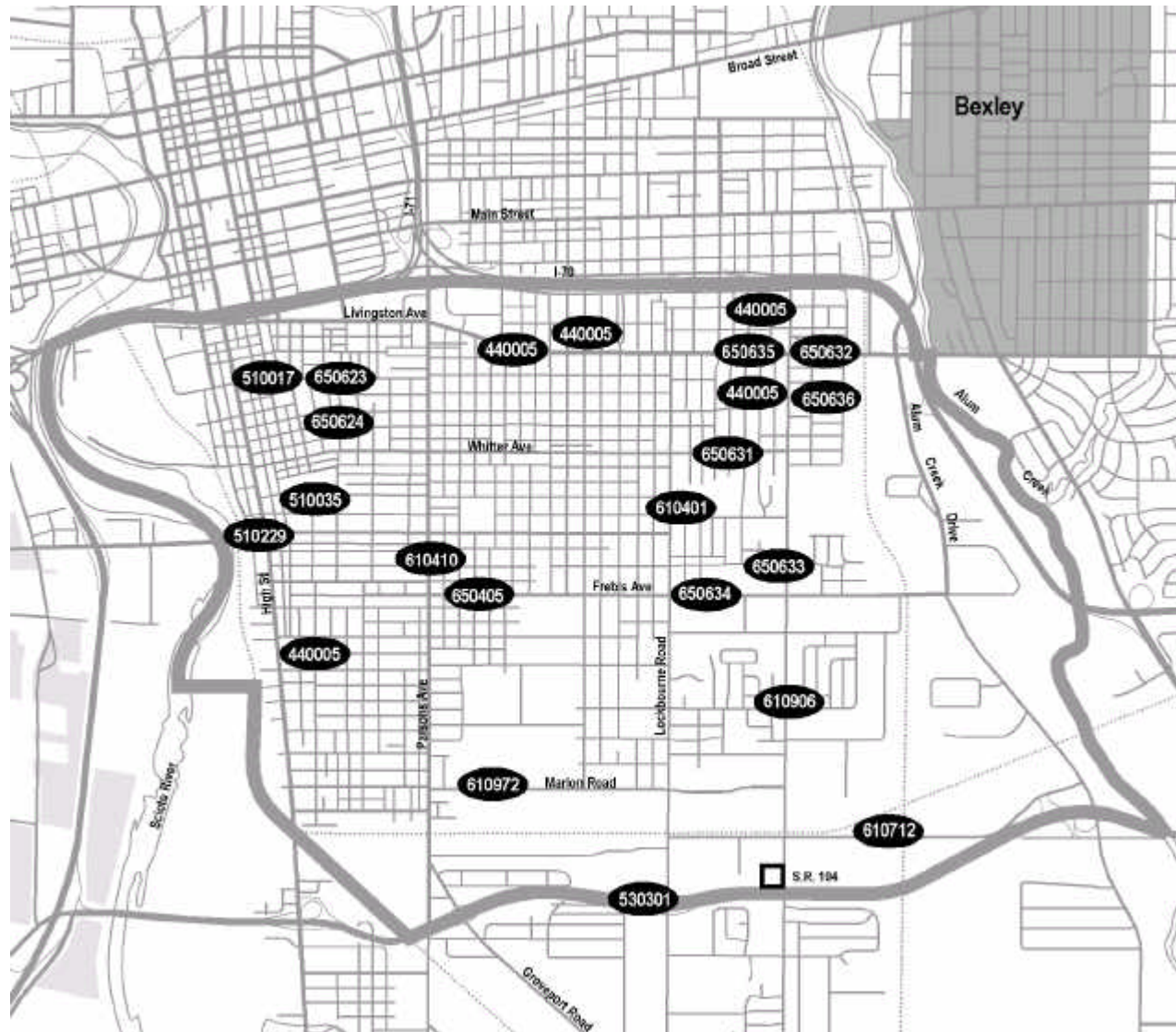
Division of Engineering and Construction		Allocation	Final Allocation Year
440005	UIRF (Driving Park Alley Reconstruction)	*	*
440005	UIRF (Driving Park Alley Resurfacing)	*	*
440005	UIRF (Livingston Park Intersection Improvements)	*	*
440005	UIRF (Newton Street Curb and Walk)	*	*
440005	UIRF (South 4th Street Streetscape & Bumpouts - Morril Avenue to Hanford Street)	*	*
530301	Bridge Rehabilitation (Lockbourne Road over stream)	*	*
Recreation & Parks Department			
510017	Park & Playground Development (Golden Hobby Shop)	*	*
510035	Facility Renovation (Schiller House)	*	*
510229	Bikeway Improvements (Lower Scioto Trail)	*	*
Division of Sewerage and Drainage - Sanitary			
<b>650405</b>	<b><i>Sewer System I/I-Barthman/Parsons</i></b>	<b>\$390,000</b>	<b>2007</b>
650623	Mohawk Street Combined Sewer Rehabilitation	\$2,618,000	2002
650624	Macon Alley Combined Sewer Rehabilitation	\$936,000	2002
650631	Columbus-Kossuth Sewer Replacement	\$3,000,000	2004
650632	Bulen Avenue/Sycamore Street Sewer Replacement	\$690,000	2003
<b>650633</b>	<b><i>Fairwood Avenue Replacement Sewer</i></b>	<b>\$800,000</b>	<b>2003</b>
<b>650634</b>	<b><i>Frebis/Ellsworth Sewer Improvements</i></b>	<b>\$448,000</b>	<b>2003</b>
650635	Livingston Avenue Sewer Improvements	\$1,592,000	2004
650636	Forest Street Sewer Replacement	\$390,000	2004
Division of Sewerage and Drainage - Storm			
610401	Sewer System Remediation Driving Park	\$1,050,000	2005
<b>610410</b>	<b><i>Sewer System I/I Remediation Barthman/Parsons</i></b>	<b>\$970,000</b>	<b>2004</b>
610712	ST 24 Refugee Road Pump Station Replacement	\$1,050,000	2002
<b>610906</b>	<b><i>Fairwood Avenue/Smith Road Drainage Improvements</i></b>	<b>\$1,000,000</b>	<b>2002</b>
610972	Marion Road Storm Sewer Improvements	\$6,200,000	2007

### Special Notes:

- Projects with an asterisk (\*) in the "Allocation" and "Final Allocation Year" columns are among many proposed for a single funding category. For information about the budget and timeframe for specific projects, contact the implementing division using the telephone number listed above.
- The locations of projects are approximate. In some cases, projects limits may cover more than one planning area, however a central location was selected. Please check adjacent planning area maps for additional projects, which may be of interest.



## near south community planning area 22



*This excerpt is from a Document that was prepared as a supplement to the Capital Improvements Program (CIP) budget submission. Projects included in this report are neighborhood focused and represent only a portion of the total CIP. In many cases, components of the CIP represent categories of projects rather than individual projects and are therefore difficult to map. Other unmapped projects are for support systems with citywide implications. Dollars allocated do not reflect funding through 2001. Check with the implementing division for details. If you have any questions regarding information provided in this report, please contact the Planning Division at 645-0663 or the Finance Department at 645-8071.*



### 1. BUCKEYE STEEL CASTING COMPANY OFFICE BUILDING

**Specific location:** 2211 Parsons Ave.  
**On National Register:** No  
**Is it eligible?** Yes  
**Part of established historical district?** No  
**Dates or period:** 1893  
**Architect or Engineer:** Unknown  
**Original use:** Office

**Wall construction:** Brick  
**Roof type & material:** Flat/Built-up  
**Plan shape:** Rectangular  
**Description of area:** Industrial  
**Source of information:**  
 Ohio Historical Preservation Office,  
 Columbus



### 2. CRATER'S RESTAURANT & BAR

**Specific location:** 1586 S. High St.  
**On National Register:** No  
**Is it eligible?** Yes  
**Part of established historical district?** No  
**Dates or period:** Unknown  
**Architect or Engineer:** Unknown  
**Original use:** Commercial  
**Wall construction:** Brick  
**Roof type & material:** Gable/Asphalt  
**Description of important features:**  
 • Finnish gabled end with stone hood molding

• Arcade facades with round headed windows & store lintels on 2nd & 3rd floors  
 • Decorative molding with dentils  
 • Brick and rusticated stone molding above windows  
 • Decorative 2nd floor towers with stone conical caps  
**Plan shape:** Rectangular  
**Description of area:** Mixed Use  
**Source of information:**  
 Planning Division, City of Columbus



### 3. DAVEY-FITCH COMPANY

**Specific location:** 1795 S. High St.  
**On National Register:** No  
**Is it eligible?** Yes  
**Part of established historical district?** No  
**Dates or period:** 1893  
**Architect or Engineer:** Unknown  
**Original use:** Office  
**Wall construction:** Brick  
**Roof type & material:** Flat/Built-up  
**Plan shape:** Rectangular

**Description of important features:**  
 • Brick tripartite facades with rusticated stone base  
 • Two story arched window bays with brick hood molding  
 • Rounded rusticated keystone arched entry  
 • Brick cornice with dentils and belt course  
**Description of area:** Commercial  
**Source of information:**  
 Planning Division, City of Columbus



#### 4. EMANUEL LUTHERAN CHURCH

**Specific location:** 80 Markison Ave.  
**Earlier Location:** 56 Reeb Ave.  
**On National Register:** No  
**Is it eligible?** Yes  
**Part of established historical district?** No  
**Dates or period:** Cornerstone laid on April 3, 1921,  
 Dedicated on October 23, 1921

**Architect or Engineer:** Unknown  
**Original use:** Church  
**Wall construction:** Brick  
**Roof type & material:** Gable/Asphalt  
**Description of area:** Residential  
**Source of information:** Columbus Metropolitan Library, Main branch, Columbus



#### 5. ENGINE HOUSE NO. 14

**Specific location:** 1716 Parsons Ave.  
**On National Register:** No  
**Is it eligible?** Yes  
**Part of established historical district?** No  
**Dates or period:** 1906  
**Architect or Engineer:** Unknown  
**Original use:** Fire Station  
**Wall construction:** Brick  
**Roof type & material:** Flat/Asphalt  
**Description of important features:**

- Steel lintel & sills on double-hung windows
- Corbelled parapet walls of lighter colored brick with corbelled piers at corners & centers of garage doors
- Corbelled parapet top on hose tower with brick arched circular windows at each side
- Simple sheet metal cornice

#### History & significance:

- Originally a three-story station with a hose & a bell tower
- The total cost of the original building was \$14,285
- In 1956, a second engine, called 14A, responded from 14's until moved to Station 4 on Lockbourne Road. Station 4 was a station annexed from Marion Township and Engine 14A moved there in 1957 & became Engine 4.
- In 1973, a third bay was added to the station to house a ladder company

**Description of area:** Mixed Use

#### Source of information:

Central Ohio Fire Museum, Columbus  
 Ohio Historical Preservation Office, Columbus



## 6. GATES-FOURTH UNITED METHODIST CHURCH

**Earlier name:** Second German United Methodist Church

**Specific location:** 1234 Fourth St.

**On National Register:** No

**Is it eligible?** Yes

**Part of established historical district?** no

**Dates or period:** Cornerstone laid on 1895, Dedicated on May 3, 1896

**Architect or Engineer:** Yost and Packard

**Original use:** Church

**Wall construction:** Brick

**Roof type & material:** Gable/Slate

**Plan Shape:** Irregular

### Description of important features:

- Octagonal tower at crossing with arched clear story windows
- Square tower at Northwest corner entry
- Round arched windows of stained glass
- Stone water table
- Parapet gable ends stucco is recent
- Stain glass has wooden tracery

**Description of area:** Residential

### Source of information:

Columbus Metropolitan Library, Main branch, Columbus  
Ohio Historical Preservation Office, Columbus



## 7. HOUSE OF REFUGE

**Earlier name:** First Church of Christ

**Specific location:** 221 Woodrow Ave.

**On National Register:** No

**Is it eligible?** Yes

**Part of established historical district?** no

**Dates or period:** 1917

**Architect or Engineer:** Unknown

**Original use:** Church

**Wall construction:** Frame/Brick

**Roof type & material:** Gable/Asphalt

**Plan shape:** Rectangular

### History & significance:

The church was established in 1909 by Mr. R. F. Strickled.

**Description of area:** Residential

### Source of information:

Christian Standard, Vol. LIII. - No. 27, Cincinnati, April 6, 1918



## 8. HUNGARIAN REFORMED CHURCH

**Specific location:** 365 Woodrow Ave.

**On National Register:** No

**Is it eligible?** Yes

**Part of established historical district?** No

**Dates or period:** Cornerstone laid in  
1906, 1921

**Architect or Engineer:** Unknown

**Original use:** Church

**Wall construction:** Brick

**Roof type & material:** Gable/Asphalt

**Plan shape:** Rectangular

**Description of important features:**

- Square tower with spire (slate)
- Round arched front entrance
- Nave windows of stain glass

**Description of area:** Residential

**Source of information:**

Ohio Historical Preservation Office, Columbus



## 9. JOE CARTIN USED FURNITURE & APPLIANCES

**Earlier Name:** St. Stephens

Community House

**Specific location:** 379 Barthman Ave.

**On National Register:** No

**Is it eligible?** Yes

**Part of established historical district?** No

**Dates or period:** 1920

**Architect or Engineer:** Unknown

**Original use:** Community House

**Wall construction:** Brick

**Roof type & material:** Flat/Built-up

**Plan shape:** Rectangular

**Description of important features:**

- Corbelled brickwork along parapet
- Double-hung windows with transom
- Original entryway and enclosed vestibule

**Description of area:**

Mixed residential/commercial district

**Source of information:**

Planning Division, City of Columbus



## 10. LINCOLN PARK ELEMENTARY SCHOOL

**Specific location:** 1666 S. 18th St.

**On National Register:** No

**Is it eligible?** Yes

**Part of established historical district?** No

**Dates or period:** 1925

**Architect or Engineer:** Unknown

**Original use:** School

**Wall construction:** Brick

**Roof type & material:** Flat/Built-up

**Plan shape:** Rectangular

**Description of important features:**

- Brick parapet with stone cap
- Stone cornice and quoins
- Semi-circular portico at entrances with round stone columns

**Description of area:** Residential

**Source of information:**

Ohio Historical Preservation Office, Columbus



### 11. MARTIN LUTHER EVANGELICAL LUTHERAN CHURCH

**Specific location:** 557 East Moler St.  
**On National Register:** No  
**Is it eligible?** Yes  
**Part of established historical district?** No  
**Dates or period:** Cornerstone laid  
 March 17, 1929  
**Architect or Engineer:** Unknown  
**Original use:** Church

**Wall construction:** Brick  
**Roof type & material:** Gable/Asphalt  
**Plan shape:** Rectangular  
**Description of area:** Residential  
**Source of information:**  
 Columbus Metropolitan Library, Main Branch,  
 Columbus



### 12. PAPPY'S PAWN SHOP

**Earlier name:** Ohio National Bank  
**Specific location:** 1873 Parsons Ave.  
**On National Register:** No  
**Is it eligible?** Yes  
**Part of established historical district?** No  
**Dates or period:** 1929  
**Architect or Engineer:** Unknown  
**Original use:** Bank  
**Wall construction:** Stone/Brick

**Roof type & material:** Flat/Built-up  
**Plan Shape:** Rectangular  
**Description of important features:**  
 • Parapet with dentils on parapet cap  
 • Slight cornice with dentils  
 • Arcaded facade with pilasters  
**Description of area:** Commercial  
**Source of information:**  
 Ohio Historical Preservation Office, Columbus



### 13. POWER OF PRAYER

**Earlier name:** Croetian Hall  
**Specific location:** 377 Reeb Ave.  
**On National Register:** No  
**Is it eligible?** Yes  
**Part of established historical district?** No  
**Dates or period:** 1940  
**Architect or Engineer:** Unknown  
**Original use:** Meeting Hall  
**Wall construction:**  
 Brick/Concrete Block

**Roof type & material:** Flat/Built-up  
**Plan shape:** Rectangular  
**Description of important features:**  
 • Served as the social hall for Croatian  
 immigrants who had settled in the area.  
**Description of area:**  
 Mixed residential/commercial district  
**Source of information:**  
 Planning Division, City of Columbus





#### 14. RACEQUIP SAFETY SYSTEMS

**Earlier name:** Bluebird Bakery  
**Specific location:** 106 E. Moler Ave.  
**On National Register:** No  
**Is it eligible?** Yes  
**Part of established historical district?** No  
**Dates or period:** 1923  
**Architect or Engineer:** Unknown  
**Original use:** Bakery/Factory  
**Wall construction:** Brick  
**Roof type & material:** Flat/Build-up

**Plan shape:** Rectangular  
**Description of important features:**

- Decorative brickwork along parapet
- Concrete ban at second floor line
- Corner entry with sidelights and transom

**Description of area:**  
Mixed residential/commercial district  
**Source of information:**  
Planning Division, City of Columbus



#### 15. REEB AVENUE SCHOOL

**Specific location:** 280 Reeb Ave.  
**On National Register:** No  
**Is it eligible?** Yes  
**Part of established historical district?** No  
**Dates or period:** 1906-1908  
**Architect or Engineer:** David Reibel  
**Original use:** School Building  
**Wall construction:** Brick  
**Roof type & material:** Gable/Asphalt  
**Plan shape:** Rectangular

**Description of important features:**

- Bracketed eaves with dentils
- Plain stone lintels and sills on 6/6, Double

hung windows

- Stone water table
- Ornate carved stone entry addition to east
- Carved stone frieze below eaves

**History & significance:**  
During the first half of the twentieth century, Reeb Avenue School was considered to be the most cosmopolitan schools in the city, with a student population that represented 17 nationalities.

**Description of area:** Residential  
**Source of information:**  
Ohio Historical Preservation Office, Columbus



## 16. REEB-HOSACK BAPTIST COMMUNITY CHURCH

**Specific location:** 258 Hosack St.  
**On National Register:** No  
**Is it eligible?** Yes  
**Part of established historical district?** No  
**Dates or period:** 1913, 1947  
**Architect or Engineer:** Unknown  
**Contractor Builder:** Hosea Teague  
**Original use:** Church  
**Wall construction:** Stone  
**Roof type & material:** Gable/Asphalt

**Plan Shape:** Rectangular  
**History & significance:**  
 One of the first Baptist churches in the Reeb-Hosack neighborhood, the place of worship has played a significant role among African-Americans in the area.  
**Description of area:** Residential  
**Source of information:**  
 Ohio Historical Preservation Office, Columbus



## 17. SOUTH METHODIST CHURCH

**Earlier name:** Power of God Church  
**Specific location:** 179 E Morrill Ave.  
**On National Register:** No  
**Is it eligible?** Yes  
**Part of established historical district?** No  
**Dates or period:** 1922  
**Architect or Engineer:** Unknown  
**Original use:** Church  
**Wall construction:** Brick  
**Roof type & material:** Gable/Slate  
**Plan shape:** Irregular  
**Description of important features:**  

- Square tower on NE corner with battlements

- Stone caps trim
- Pointed arches with plain stone sills
- Stone water table
- Stain glass windows with wooden tracery
- Parapet gable ends

**History & significance:**  
 This church was built by Protestants from Hungary. Many Hungarians lived on Reeb, Woodrow, and Innis Avenues. Hungarian language classes and bilingual services are still conducted at the church.  
**Description of area:** Residential  
**Source of information:**  
 Ohio Historical Preservation Office, Columbus





## 18. TABERNACLE OF PRAYER CHURCH

**Earlier name:** Southside Settlement House

**Specific location:** 363 Reeb Ave.

**On National Register:** No

**Is it eligible?** Yes

**Part of established historical district?** No

**Dates or period:** 1911

**Architect or Engineer:** Unknown

**Original use:** Settlement house

**Wall construction:** Brick

**Roof type & material:** Flat/Asphalt

**Plan Shape:** Rectangular

**Description of important features:**

- Concrete sills, steel lintels
- Corbelled parapet wall across front
- Gable shape on entry bay
- Vertical brick belt course level with 2<sup>nd</sup> floor lintels

- Double-hung windows recessed in 2<sup>nd</sup> story panels
- Continuous sill on ground floor

### History & significance:

In the early part of the twentieth century, a group of United Methodist Church deacons established the Southside Settlement House to assist new immigrants. The facility provided English classes, counseling, and shelter. Many of the immigrants living at the Settlement House were employed by Buckeye Steel.

### Description of area:

Mixed residential/commercial district

### Source of information:

Ohio Historical Preservation Office, Columbus



## 19. SOUTHSIDE SETTLEMENT HOUSE

**Specific location:** 310 E. Innis Ave.

**On National Register:** No

**Is it eligible?** No

**Part of established historical district?** No

**Dates or period:** 1979

**Style or design:** Modernist

**Architect or Engineer:** Hodgetts + Fung

**Original use:** Settlement House

**Wall construction:** Concrete

**Roof type & material:** Composite/Metal

**Plan shape:** Irregular (series of smaller structures)

**Description of important features:**

- Structure is a series of monolithic forms
- Building includes a central courtyard and tower
- Gabled roofs on theater and gym, relating to the surrounding residential neighborhood
- Banning and use of multiple surfaces on exterior concrete walls
- Standing seam metal roof
- Clear story windows

**Description of area:** Residential

### Source of information:

Planning Division, City of Columbus



## 20. ST. LEO CATHOLIC CHURCH AND RECTORY

**Specific location:** 221 Hanford St.

**On National Register:** No

**Is it eligible?** Yes

**Part of established historical district?** No

**Dates or period:** Church cornerstone laid July 19, 1903; The Rectory was built in 1904; Cornerstone for present day larger church laid August 1, 1915; dedicated May 6, 1917

**Style or design:**

Neo-Romanesque exterior with Spanish Colonial Baroque features

**Architect or Engineer:** Unknown

**Original use:**

Church and Rectory

**Wall construction:** Brick

**Roof type & material:** Gable/Asphalt

**Plan shape:** Traditional "Cruciform" Plan

**Description of important features:**

- Buff vitrified brick with stone trim
- Romanesque arched windows on the first and second floors

- Segmental arched windows on the basement level

- Stain glass windows

- Barrel vaulted nave and domed crossing

- The building has no ambulatories, clerestory, or triforium

**History & significance:**

The structure exhibits the simplistic German Hall type of architecture prevalent among the Mendicant orders. The Mendicants chose to create a simple "preaching barn" that would not intimidate the poor, and would hold a large congregation. St. Leo defies the traditional Christian architecture with its orientation on a north-south axis, and displays a modest bell-tower on the northeast corner.

**Description of area:** Residential

**Source of information:**

Todd Brenner, A history in ruins, Essay and research, summer 2001



## 21. ST. PAUL UNITED CHURCH OF CHRIST AND SOCIAL HALL

**Earlier name:**

First German Hunting Club (original building)

**Later name:**

St. Paul's Evangelical and Reformed Church

**Specific location:** 225 Gates St.

**On National Register:** No

**Is it eligible?** Yes

**Part of established historical district?** No

**Dates or period:** Date of original building unknown; Addition built in 1949

**Architect or Engineer:** George Stegmiller

**Original use of 1st bldg:** Target Club

**Original use of 2nd bldg:** Church

**Wall construction of**

**Original building:** Frame/Stucco

**Wall construction of addition:** Brick

**Roof type & material:** Gable/Asphalt

**Plan shape:** Rectangular

**History & significance:**

The original stucco building was purchased in 1903 by St. John's Evangelical and Reformed Church as a mission for new German migrants. Originally named St. Paul's Evangelical and Reformed Church, the old German target club served as the church sanctuary until 1949, when a new brick building was constructed next to the original structure.

**Source of information:**

Reverend Ed Minor, St. Paul's United Church of Christ, Columbus

## 22. SOUTHSIDE LEARNING AND DEVELOPMENT CENTRE

**Earlier name:** South Side Day

Nursery

**Specific location:** 255 Reeb Ave.

**On National Register:** No

**Is it eligible?** Yes

**Part of established historical district?** No

**Dates or period:** 1910-1915

**Architect or Engineer:** Unknown

**Original use:** Nursery

**Wall construction:** Brick

**Roof type & material:** Flat/Built-up

**Plan shape:** Rectangular

**Description of important features:**

- Wood cornice with dentils
- Brick quoins at corners and on front between bays
- Circular window at stairwell bay

**Description of area:** Residential

**Source of information:**

Ohio Historical Preservation Office, Columbus



### 23. SOUTHWOOD ELEMENTARY SCHOOL

**Earlier name:** Southwood School  
**Specific location:** 1500 Fourth St.  
**On National Register:** No  
**Is it eligible?** Yes  
**Part of established historical district?** No  
**Dates or period:** 1895  
**Style or design:** Romanesque Revival style  
**Architect or Engineer:** David Reibel  
**Original use:** School  
**Wall construction:** Brick  
**Roof type & material:** Hip/Slate  
**Plan shape:** Rectangular  
**Description of important features:**

- Brick facade with rusticated stone base

- Two story recessed arcades with round-headed windows at the top
- Square central tower with a pyramid roof, finial cap, and four round turrets at its corners, each with a conical cap.
- Narrow round-headed windows are set in an arcade at the top of the tower
- Plain stone lintels and sills
- Double hung windows with brick mullions

**Description of area:** Residential

**Source of information:**

Ohio Historical Preservation Office, Columbus  
 Columbus, 1976 (A project of the Foundation of the Columbus Chapter of the American Institute of Architects)



### 24. WASHINGTON AVENUE UNITED METHODIST SCHOOL

**Specific location:** 345 Markinson Ave.  
**On National Register:** No  
**Is it eligible?** Yes  
**Part of established historical district?** No  
**Dates or period:** 1902  
**Architect or Engineer:** Unknown  
**Original use:** Church  
**Wall construction:** Brick  
**Roof type & material:** Hip/Slate  
**Plan shape:** Irregular

**Description of important features:**

- Square tower at northeast corner with main entrance and ogee stone arch, pointed arched louvers
- Stone carved embattlements
- Buttresses with stone caps
- Pointed arched stain glass windows in front bay and front side
- Stone water table

**Description of area:** Residential

**Source of information:**

Ohio Historical Preservation Office,  
 Columbus